

## **Case Research**

## **Stipulations for the Zoning Application:**

### **Cavalliere Ranch**

**Case Number: 13-ZN-2014**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

#### **MASTER PLANS**

1. MASTER DEVELOPMENT PLAN. Before any other submittal to the Development Review Board, the owner shall submit its Master Development Plan for Development Review Board review. The Master Development Plan shall include the following:
  - a. MASTER PHASING PLAN. The phasing plan shall include the written and graphical identification of what improvements will be executed with each proposed phase Master phasing plan must include the 462+/- acre site. The Master Phasing Plan shall address the following:
    - i. Ownership boundaries shall be identified in comparison to phasing plan area boundaries. Provide confirmation of each vested owner.
    - ii. Number of phasing areas may need to be increased in accordance with stipulated improvements.
    - iii. Graphically-presented phasing areas will be accompanied by written explanation of all improvements completed with each phase.
    - iv. Provide number of units assigned to each phasing area.
    - v. Construction phasing plan shall identify public improvement costs and responsibility for each phasing area.
    - vi. Phasing plan will be consistent with other require master plans.
  - b. MASTER CIRCULATION (TRANSPORTATION SYSTEMS) PLAN. Master circulation must include the 462+/- acre site. The Master Phasing Plan shall address the following:
    - i. Street improvements (both public and private) to be completed with each phase. Public improvements shall correspond with Stipulation #11 below.
    - ii. Street improvements that will require modification of washes meeting the Environmentally Sensitive Lands ordnance preservation requirements.
    - iii. Overall streetscape concepts which incorporate street-side and median landscape design concepts, plant and landscape materials, perimeter, head and screen wall designs and locations.
    - iv. Access to exception parcels not part of the development plan.
    - v. The Circulation Master Plan should show the proposed street system, the street classifications, the street cross sections and pedestrian facilities. Any proposed modifications to the City's standard street cross sections shall be

Exhibit 1

Ordinance No. 4181

Page 1 of 8



included in the Circulation Master Plan. The Circulation master plan shall also identify all off-site street improvements and the timing/phasing of these off-site improvements.

- vi. ~~IN LIEU PAYMENTS. At the direction of city staff, before any building permit is issued for the site, the developer shall not construct the off-site street improvements specified in the stipulations above, but shall make an in-lieu payment to the city. Before any final plan approval, the developer shall submit an engineer's estimate for plan preparation, design and construction costs for the required street improvement. The in-lieu payment shall be based on this estimate, plus five percent (5%) contingency cost and other incidental items, as determined by city staff.~~
- vii. **IN LIEU PAYMENTS. At the direction of city staff (Zoning Administer/Chief Development Office), the developer shall post a performance bond for the specified off-site street improvements in a proportionate amount for the first 33% of the lots at the time of the first building permit. The bond amount shall be determined by an engineer's cost estimate for the specified off-site street improvements submitted by the applicant and approved by City staff. After the first 33% of the lots have received building permits, the developer shall be notified by the city (Zoning Administer/Chief Development Office) that the performance bond is being called. The developer shall be given the option to allow the performance bond to be called or to provide funds equal to the in lieu amount due (33% of the improvements) to the City to be used to construct a portion of the specified street improvements. Additionally, after the first 33% of the lots have received building permits, a proportionate in-lieu amount for each subsequent plat, and associated lots, shall be paid at the time of final plat recordation by the applicant/developer to the City to be used to construct the specified off-site street improvements.**
- c. **MASTER NATURAL AREA OPEN SPACE (NAOS - OPEN SPACE) PLAN.** Master NAOS plan must include the 462+/- acre site. The Master NAOS Plan shall address the following

  - i. Provide square footage and acreage of NAOS to be dedicated with each phasing area.
  - ii. Provide square footage, acreage, and percentage of disturbed and undisturbed NAOS with each phasing area.
  - iii. Multi-use trail design and use, including trail design standards and alignment, design and location of trail amenities, management and controls on trail-use and implementation of plan recommendations through city ordinances and policies.
  - iv. Native plant relocation program and revegetation guidelines for each parcel.
- d. **MASTER DRAINAGE SYSTEMS PLAN.** Master drainage plan must include the 462+/- acre site (See stipulations below).

- e. MASTER WATER SYSTEMS PLAN. Master water systems plan must include the 462+/- acre site (See stipulations below).
  - f. MASTER WASTE WATER SYSTEMS PLAN. Master waste water system plan must include the 462+/- acre site (See stipulations below).
  - g. MASTER DEVELOPMENT (PLANNED PROPERTY PLAT). The applicant/owner must submit a final plat to be consistent with each phase of development.
    - i. The master development plan must include the 462+/- acre site
    - ii. The master development plan must identify the number of units and density planned for each phasing area.
    - iii. The master development plan must provide a NAOS data table.
  - h. Master Environmental Design Concept Plan (MEDCP). MEDCP must include the 462+/- acre site (See stipulations below).
  - i. Other applicable elements, as determined by city staff.
2. DEVELOPMENT ENVELOPES. Development shall not encroach into slopes greater than 15% slope, unless the encroachments are determined to be incidental and/or necessary as determined by staff, with appeal to the Development Review Board.

#### **SITE DESIGN**

3. CONFORMANCE TO CONCEPTUAL DEVELOPMENT PLAN. Development shall conform with the conceptual development plan, submitted by LVA Urban Design Studios and with the city staff date of 10-20-2014, attached as Exhibit A to Exhibit 1. Any proposed significant change to the conceptual development plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council. Conceptual Site Plan is contingent upon amended development standards, drainage, topography, NAOS requirements, abandonments, and other site planning concerns to be addressed at the time of preliminary plat approval. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
4. CONFORMANCE TO NATURAL AREA OPEN SPACE PLAN. Development shall conform with the conceptual Natural Area Open Space plan submitted by LVA Urban Design Studios and with the city staff date of 10-20-2014, with the conceptual PCD Development Plan entitled "Cavalliere Ranch Development Plan" which is on file with the City Clerk and made a public record by Resolution No. 9971 and incorporated into these stipulations and ordinance by reference as if fully set forth herein. Any proposed significant change to the conceptual NAOS plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
5. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. Maximum dwelling units and maximum density shall be as indicated on the Land Use Budget Table below.



Gross Acres	Zoning	Proposed DU/AC	Max DU/AC	Proposed # of Units / Lots	Max # of Units / Lots
462+/- acres	PCD/ESL w/comparable zoning districts  R1-18/ESL R1-35/ESL R1-43/ESL R-70/ESL	0.96 du/ac	0.96 du/ac	443 Units	443 Units

Redistribution of dwelling units is subject to the maximum density in the Land Use Budget Table and subject to city staff approval. The owner's redistribution request shall be submitted with the preliminary plat submittal to the Development Review Board and shall include a revised Master Development Plan and a revised Land Use Budget Table indicating the parcels with the corresponding reductions and increases.

6. CONFORMANCE TO DENSITY AREA. Development shall conform, in density and Natural Area Open Space, submitted by LVA Urban Design Studios and with the city staff date of 10-20-2014, attached as Exhibit B to Exhibit 1.
7. LOTS ADJACENT TO LESS INTENSIVE ZONING. Lots on the perimeter of the site adjacent to lots with less intensive zoning, shall have rear yard setbacks equal to or greater than the minimum rear yard setback required by the zoning district of those adjacent lot(s). The minimum lot width of a lot on the perimeter of the site shall not be reduced by amended development standards, unless lots are separated by having a 100-foot width buffer.
8. ALTERATIONS TO NATURAL WATERCOURSES. Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year – 2 hour rain event shall be subject to Development Review Board approval.
9. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be 16 feet above the adjacent finished grade, except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.

#### **INFRASTRUCTURE AND DEDICATIONS**

10. CIRCULATION IMPROVEMENTS. Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.
  - a. STREETS. Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
128 <sup>th</sup> Street - south of Ranch Gate Road	Minor Collector Rural/ESL with Trails	Min. 40 feet of fee title right-of-way along the site frontage (existing varies)	Full-street construction	a.1., a.2.
128 <sup>th</sup> Street - north of Ranch Gate Road	Minor Collector Rural/ESL	Min. 35 feet of fee title right-of-way (55' existing)	Full-street construction	a.3.
Alameda Road	Minor Collector	70 feet fee title right-of-way	Full street construction	a.4
Internal Streets	Local Residential Suburban	46 feet fee title right-of-way	Full street construction	a.5
Internal Streets	Local Residential Rural/ESL	40 feet fee title right-of-way	Full street construction	a.6

- a.1. The developer shall construct the Minor Collector Rural/ESL with Trails street cross section along the 128<sup>th</sup> Street site frontage south of Ranch Gate Road in general conformance with City of Scottsdale DS&PM Section 5.3-105 (Figure 5.3-11) with an 8 foot wide sidewalk on the east side, separated from the back of curb by a minimum distance of 4 feet. The site frontage shall be considered the Ranch Gate Road intersection (Happy Valley Road alignment) to the Tom's Thumb Trailhead entrance (Pinnacle Peak Road alignment). Any modifications to the typical street section shall be approved in the circulation master plan.
- a.2. Any proposed intersections along 128<sup>th</sup> Street shall align with existing or planned street alignments on the west side of 128<sup>th</sup> Street, or to be offset a minimum distance of 660 feet.
- a.3. The developer shall construct the Minor Collector Rural/ESL cross section (modified) along the 128<sup>th</sup> Street site frontage north of Ranch Gate Road a Road in general conformance with City of Scottsdale DS&PM Section 5.3-105 (Figure 5.3-12, modified to exclude the center two-way left-turn lane) with an 8 foot wide trail on the east side, separated from the back of curb by a minimum distance of 4 feet. The site frontage shall be considered the Ranch Gate Road intersection (Happy Valley Road alignment) to the northern property line. Any modifications to the typical street section shall be approved in the circulation master plan.
- a.4. The developer shall complete the Minor Collector Rural/ESL street cross section in general conformance with City of Scottsdale DS&PM Section 5.3-105 (Figure 5.3-12) with a 6 foot wide sidewalk on at least one side of the street. Any modifications to the typical street section shall be approved in the circulation master plan.
- a.5. For internal streets with lot sizes less than 20, 000 s.f., the owner shall dedicate 46 feet of right-of-way or tract and construct internal streets to Local



Residential Street Suburban Character cross section in general conformance with City of Scottsdale DS&PM Section 5-3.107 (Figure 5.3-20). Any modifications to the typical street section shall be approved in the circulation master plan.

- a.6. For internal streets with lot sizes equal to or greater than 20, 000 s.f, the owner shall dedicate 40 feet of right-of-way or tract and construct internal streets to Local Residential Street Rural/ESL Character cross section in general conformance with City of Scottsdale DS&PM Section 5-3.107 (Figure 5.3-19). Any modifications to the typical street section shall be approved in the circulation master plan.
  - b. Prior to any Preliminary Plat approval, the developer shall submit recorded documentation that all exception parcels that do not have frontage on a public street have agreed to access through the proposed private street system. Public street access shall be provided to any exception parcels that do not agree to access via the private street system.
  - c. All street alignments shall be designed and constructed to follow existing terrain and minimize the number of wash crossings as determined by City staff.
11. OFF-SITE STREET IMPROVEMENTS. In conformance with the results of the traffic impact study submitted for the proposed development, the applicant shall be responsible for the following off-site street improvements:
- a. Happy Valley Road/118<sup>th</sup> Street - Complete Happy Valley Road/118<sup>th</sup> Street to a full four lane roadway to the Minor Arterial Rural/ESL street standard from Whispering Wind Drive to Ranch Gate Road. The street cross section shall be consistent with the existing half-street improvements near Whispering Wind Drive and include a transition to the existing improvements north of Ranch Gate Road.
  - b. Happy Valley Road and Alma School Road Intersection – Enhance the existing stop controlled Happy Valley Road and Alma School Road intersection by constructing a roundabout or traffic signal. The design shall be based upon traffic engineering analysis at the intersection using the projected traffic volumes included in the traffic impact study or provided by the City of Scottsdale.
12. VEHICLE NON-ACCESS EASEMENT. Dedicate a one foot wide vehicular non-access easement on 128th Street along the site frontage except at the approved street entrance(s).
13. DRAINAGE REPORT. In the required drainage report, the owner shall address:
- a. Current pre vs post development hydrology analysis results do not support completion of stormwater storage waiver. It will be reviewed and updated during preliminary design.
  - b. Figure 4 and all pertaining hydraulic analysis needs to be revised to match high water levels and velocities at locations where washes cross property boundary. No adverse impact to upstream or downstream properties is allowed. This revision will be made in preliminary drainage report.
  - c. Conceptual Master Drainage Report presents minimum wash widths that range from 30 ft to 80 ft. Additional information is needed to make this determination. Minimum wash widths can be higher and will be determined during preliminary design.



- d. Erosion setback analysis shall consider curved wash reaches. This analysis will be considered in preliminary drainage report.
  - e. Slope stability analysis shall be conducted and discussed in preliminary drainage report.
- 14 Prior to any Development Review Board submittal, the owner shall submit revised Water and Wastewater Master Plans for acceptance by City of Scottsdale Water Resourced Department staff.
- 15 Wastewater Master Plan. In the required Wastewater Master Plan, the owner shall address:
- a. The installation of a new 8" sewer line along 188<sup>th</sup> Street between Ranch Gate Road and Buckskin Drive.
  - b. The installation of 2750 linear feet of relief sewer in Happy Valley Road between Whispering Wind and 112<sup>th</sup> Street.
  - c. Evaluation of the cost/benefit of the proposed conceptual sewer water system and the option of upgrading the existing lift station including any downstream improvements to the gravity system.
- 16 EASEMENTS.
- a. EASEMENTS DEDICATED BY PLAT. The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
  - b. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.
- 17 SCENIC CORRIDOR SETBACKS LOCATION AND DEDICATION. The Scenic Corridor setback width along N. 128<sup>th</sup> Street shall be 100 feet, measured from right-of-way, unless otherwise approved by the Development Review Board. The Scenic Corridor setback shall be left in a natural condition. The final plat shall show all Scenic Corridor setback easements dedicated to the city.
- 18 DESERT SCENIC ROADWAY SETBACKS LOCATION AND DEDICATION. The Desert Scenic Roadway setback width along E. Alameda Road shall be 50 feet, measured from right-of-way, unless otherwise approved by the Development Review Board. The Desert Scenic Roadway setback shall be left in a natural condition. The final plat shall show all Desert Scenic Roadway setback easements dedicated to the city.
- 19 VISTA CORRIDOR EASEMENTS. Each Vista Corridor, a watercourse with a peak flow rate of 750 cfs or greater based on the 100 year – 2 hour rain event, shall be dedicated to the city on the final plat as a continuous Vista Corridor easement dedicated to the city. The minimum width of the easement shall be 200 feet. Each easement shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourse. At the time of the Development Review Board submittal, the owner shall stake the boundaries of the Vista Corridor easement as determined by city staff. Unless approved by the Development Review Board, all Vista Corridors shall be left in a natural state.



- 20 MCDOWELL SONORAN PRESERVE/PRESERVE TRAIL ACCESS. No direct trail access shall be provided into the McDowell Sonoran Preserve/Preserve Trails, unless review and approval by the Preserve Director, Preserve Commission, and City Council occur, for any proposed phases adjoining the McDowell Sonoran Preserve.
- 21 CONSTRUCTION COMPLETED. Before any building permit is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.

**MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN**

- 22 MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN. Before any other submittal to the Development Review Board, the owner shall submit its Master Environmental Design Concept Plan for Development Review Board review. MEDCP must include the 462+/- acre site. The Master Environmental Design Concept Plan shall address the following:
- a. Aesthetic streetscape designs for Scenic Corridor and Desert Scenic Roadways along N. 128<sup>th</sup> Street, E. Ranch Gate Road, and E. Alameda Road alignment.
  - b. Open space design concepts for open space areas, including location, plant and landscape character, open space corridors, trails, path and bikeways, and integration of drainage plans.
  - c. Native plant relocation program and revegetation guidelines for each parcel.
  - d. Overall streetscape concepts which incorporate streetside and median landscape design concepts, plant and landscape materials, perimeter, head and screen wall designs and locations.
  - e. Typical outdoor lighting plan for streetlights and design concepts and general specifications for parking lots, paths, trails, and landscaping.
  - f. General design and architectural themes assuring overall design compatibility of all buildings and structures on the site.
  - g. General signage/graphic concepts for development signs, including locations and typical design concepts.
  - h. Construction phasing plan.
  - i. Multi-use trail design and use, including trail design standards and alignment, design and location of trail amenities, management and controls on trail use and implementation of plan recommendations through city ordinances and policies.
  - j. Scenic Corridor and Desert Scenic Roadway streetscapes.
  - k. Other applicable elements, as determined by city staff.

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: August 15, 2013 Item No. 8  
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

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Ranch Gate & 128th  
11-PP-2008#2

Request to consider the following:

1. Approval of the preliminary plat for a 13-lot residential subdivision, on 40 acres, with amended development standards, and including the Natural Area Open Space plan, conceptual landscape plan, entry-gate/monumentation and lighting plan, preliminary development envelope summary, and scenic corridor and trail plan.

Related Cases, Policies, and References:  
11-PP-2008 and 18-AB-2008

## OWNER

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HHL Properties  
412-521-5859

## APPLICANT CONTACT

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

## LOCATION

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Southwest Corner of E. Ranch Gate Road. and N. 128<sup>th</sup> Street

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Action Taken \_\_\_\_\_



## **BACKGROUND**

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### **Zoning**

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

### **General Plan**

The General Plan Land Use Element designates this 40-acre 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.

### **Character Area Plan**

This property is located within the Dynamite Foothills Character Area boundary. The Dynamite Foothills Character Area is intended 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**

This site is located on the southwest corner of E. Ranchgate Road and N. 128<sup>th</sup> Street. A majority of the surrounding properties are also zoned Single-Family Residential, Environmentally Sensitive Lands (R1-130/ESL). The recently approved Sereno Canyon Resort and Spa subdivision is located along the western boundary of this proposed subdivision.

### **Adjacent Uses and Zoning**

- North Single-Family Residential, Environmentally Sensitive Lands, zoned R1-130 ESL; McDowell Sonoran Preserve Study Boundary.
- South Single-Family Residential, Environmentally Sensitive Lands, zoned R1-130/ESL; vacant land.
- East Single-Family Residential, Environmentally Sensitive Lands, zoned R1-130/ESL; vacant land.
- West Single-Family Residential, Environmentally Sensitive Lands, zoned R1-130/ESL and R1-43/ESL, and Resort/Townhouse Residential District, Environmentally Sensitive Lands, zoned R-4R/ESL; Sereno Canyon Resort and Spa subdivision.

### **Key Items for Consideration**

- Site is located within the Dynamite Foothills Character Area.
- Two desert washes, with over 50 cfs, are located on this proposed subdivision site.
- Request is in conjunction with abandonment case number 18-AB-2008, which is a request for abandonment of public utility and roadway easements along the perimeter of proposed subdivision.

## APPLICANTS PROPOSAL

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### Goal/Purpose of Request

The applicant's request is for the approval of a 13-lot residential subdivision, with amended development standards, on 40 acres. The proposal for amended development standards is in conjunction with the dedication of additional Natural Area Open Space (NAOS) in order to justify the request for amended development standards. The project was previously approved by the Development Review Board in March of 2009, but the approval expired before the plat was recorded.

This request is being made in conjunction with abandonment case 18-AB-2008, which will eliminate the public utility and roadway easements along the perimeter of the proposed subdivision. New utility easements will relate to the layout of the private streets and lot lines of the proposed subdivision. Access for the site will be provided from E. Ranch Gate Road. These lots will be separated from the nearest lots within the adjacent subdivision, to the west, by a minimum of 40 feet. Site and landscape improvements within the subdivision include private streets, a gated entry drive, and an entry-wall sign.

Homes within the proposed subdivision are limited to 24 feet in height. The applicant is requesting a 25% amendment to the R1-130 development standards. In turn, the applicant will provide approximately 4.5 acres of additional Natural Area Open Space. This would increase the amount of NAOS being dedicated from 14.9 acres to 19.4 acres. A majority of the NAOS is being placed within the environmentally sensitive areas, such as washes.

### Development Information

- |                             |                           |
|-----------------------------|---------------------------|
| • Existing conditions:      | Vacant                    |
| • Proposed Use:             | Single-Family Subdivision |
| • Zoning:                   | R1-130/ESL                |
| • Parcel Size:              | 40 Acres                  |
| • Building Height Allowed:  | 24 feet                   |
| • Building Height Proposed: | 24 feet                   |
| • Density Allowed:          | 0.31 units per acre       |
| • Density Proposed:         | 0.31 units per acre       |
| • Number of Lots:           | 13                        |
| • NAOS Required:            | 14.9 acres                |
| • NAOS Provided:            | 19.4 acres                |

## IMPACT ANALYSIS

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### Land Use

The owner is proposing a 13 lot subdivision with amended development standards, with a density that is equal to the density allowed by the ESL Ordinance. Although the ordinance might allow the



proposed density of 0.3 dwelling units per acre, the remaining development standards may propose a challenge in laying out the design of the 13-lot subdivision. The proposed amended development standards will allow the owner to achieve the allowed density and provide additional NAOS to protect environmentally sensitive areas.

### **Traffic**

The Transportation Master Plan designates E. Happy Valley Road (E. Ranchgate Road) as a local collector, with a rural character designation; N. 128th Street as a minor collector, with a rural character designation; and E. Juan Tabo Road as a local residential, with a rural character designation. The Transportation Department supports the proposed abandonment with the approval and recordation of the proposed N. 128th Street and E. Ranchgate Road subdivision plat, case 11-PP-2008. All proposed street dedications meet the Transportation Master Plan and the Design Standards and Policies Manual standards for Street Geometrics.

The Planning Commission recommended approval to the City Council, with a vote of 6-0, for the proposed abandonment in conjunction with this preliminary plat, case 18-AB-2008, on March 11, 2009.

### **Water/Sewer**

The owner of the subdivision will be responsible for a proportionate financial obligation for the construction of the water pump station and sewer lift station that were approved through the Sereno Canyon subdivision plat, and shall participate in any applicable cost sharing agreements.

### **Public Safety**

Design of the internal streets will conform to ESL local residential 40-foot-wide tract. Additionally, a minimum 40-foot-wide Emergency and Service Access Vehicle Easement will be provided over all internal streets.

### **School District Comments/Review**

Cave Creek Unified School District has been notified of this application.

### **Open Space**

The owner will provide a 100-foot-wide Scenic Corridor Easement and a 15-foot-wide Non-Motorized Public Access Easement along the N. 128<sup>th</sup> Street alignment for trails. Additionally, the owner will provide a 14-foot-wide Non-Motorized Public Access Easement along E. Ranch Gate Road for trails (refer to Attachment #8).

The Environmentally Sensitive Lands (ESL) ordinance requires 14.9 acres of NAOS to be dedicated for the site, and the owner is proposing to dedicate 19.4 acres of NAOS. The additional NAOS is to accompany the request of the amended development standards.

The Native Plant Inventory identified a few native plants that exist on the property. Salvaged plants will be replanted within the disturbed NAOS areas on the site and within the dedicated landscaped tracts along E. Ranch Gate Road. All plant material will be selected from the ESLO Indigenous Plant list.

**Policy Implications**

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

**Community Involvement**

The applicant distributed notification by mail to all property owners within 750 feet of the proposed subdivision site. City staff has not received any comments on this case.

**Community Impact**

The approval of the proposed preliminary plat will not negatively impact the surrounding properties. The request will also not affect the surrounding areas existing utilities or street system.

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**OTHER BOARDS & COMMISSIONS**

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**Planning Commission**

The Planning Commission recommended approval with a vote of 6-0 for the proposed abandonment in conjunction with this preliminary plat, case 18-AB-2008, on March 11, 2009.

**Development Review Board**

The Development Review Board approved the previous preliminary plat, case 11-PP-2008, on March 5, 2009, with a vote of 6-0.

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**OPTIONS & STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Development Review Board approve the Ranch Gate and N. 128<sup>th</sup> Street preliminary plat request as per the attached stipulations, finding that the provisions of the General Plan's Rural Neighborhoods policies and goals, and the Development Review Criteria, have been met.

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**RESPONSIBLE DEPARTMENTS**

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**Planning, Neighborhood and Transportation**

Current Planning Services

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**STAFF CONTACTS**

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

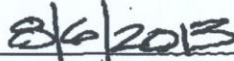
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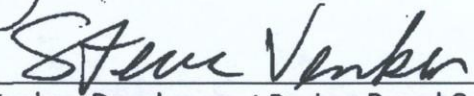


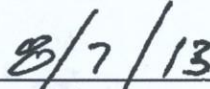
**APPROVED BY**

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Jesus Murillo, Report Author

  
Date

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

  
Date

**ATTACHMENTS**

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1. Stipulations  
Exhibit A to Attachment 1 Subdivision Plat
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. Zoning Map
5. Natural Area Open Space Plan
6. Landscape and Entry Wall/Gates Plan
7. Construction Envelope Plan
8. Scenic Corridor and Trails Plan



**Stipulations for Case:  
Ranch Gate & 128th  
Case: 11-PP-2008#2**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the improvement plans and plat shall substantially conform to the following documents:
  - a. The Preliminary Plat submitted by Wood/Patel, with a city staff date of 6/14/2013.
  - b. The Amended Development Standards submitted by LVA Urban Design Studios, with a city staff date of 6/14/2013.
  - c. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted by LVA Urban Design Studios, with a city staff date of 6/14/2013.
  - d. The construction envelope exhibit submitted by LVA Urban Design Studios, with a city staff date of 6/14/2013.
  - e. The conceptual landscape plan submitted by LVA Urban Design Studios, with a city staff date of 6/14/2013.
  - f. Case Drainage Report for Ranch Gate and 125<sup>th</sup> Street; submitted by Wood/Patel, accepted on 7/7/2013.
  - g. Case Grading and Drainage Plan for Ranch Gate and 128<sup>th</sup> Street; submitted by Wood/Patel, accepted on 7/7/2013.
  - h. Water System Basis of Design Report for Ranch Gate and 128<sup>th</sup> Street; submitted by Wood/Patel, accepted on 1-30-2009.
  - i. Wastewater System Basis of Design Report for Ranch Gate and 128<sup>th</sup> Street; submitted by Wood/Patel, accepted on 1/30/2009.
  - j. Development Review Board approval shall be for two (2) years from approval hearing date, with a possible one (1) year extension.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable abandonment case for the Ranch Gate and 128<sup>th</sup> Street subject site was: 18-AB-2008. Approval for this preliminary plat is contingent on the approval of case 18-AB-2008



## **SUBDIVISION PLAT REQUIREMENTS**

### **SUBDIVISION DESIGN**

#### **Ordinance**

- B. 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.
- C. 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.

#### **DRB Stipulations**

2. With the final plat, the owner shall dedicate minimum nineteen-point-four (19.4) acres of Natural Area Open Space (NAOS) area for this project.

### **STREETS AND RELATED DEDICATIONS:**

#### **Ordinance**

- D. The owner shall dedicate to the city on the final plat the following right-of-way:

Street Name	Street Type	Dedications	Notes
Ranch Gate Road	Local Collector, ESL	1-foot-wide public non-vehicle access easement	
128 <sup>th</sup> Street	Minor Collector ESL with Trail, Figure 5.3-11, per COS DS & PM	40' Right-of-Way (half street)	
Street "A"/ Internal Street (Private)	Local Residential Rural/ESL Character	40 feet (full width) Tract	
Street "B"/ Internal Street (Private)	Local Residential Rural/ESL Character	40 feet (full width) Tract	
Juan Tabo Road	Local Residential – Rural/ESL	20-foot right-of-way	

**EASEMENTS DEDICATIONS:**

**Ordinance**

- E. The owner shall dedicate to the city on the final plat a sight distance easement over the sight distance triangle(s) in conformance Section 5.3 of the DS&PM.
- F. The owner shall dedicate to the city on the final plat 1-foot-wide VNAE along 128<sup>th</sup> Street and Ranch Gate Road frontages (except over approved driveway entrances).
- G. The owner shall dedicate to the city on the final plat an 8-foot-wide public utility easement along the property frontage on E. Ranch Gate Road.
- H. The owner shall dedicate 20-foot right-of-way along the southern property line to provide access to the lots to the south. The right-of-way shall extend across property frontage to connect to existing access easement on the west side of the property.

**DRB Stipulations**

- 3. 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.
- 4. The owner shall dedicate to the city on the final plat a Scenic Corridor Easement for the Scenic Corridor setback width along N. 128<sup>th</sup> Street. The easement shall be a minimum average of 100-foot-wide, measured from N. 128<sup>th</sup> Street. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition.
- 5. The owner shall dedicate to the city on the final plat a minimum 14-foot-wide public non-vehicle access easement, to accommodate a multi-use trail along E. Ranch Gate Road and N. 128<sup>th</sup> Street frontages, as shown on the submitted Preliminary Plat with the city staff date of 6/14/2013. The alignment of the trail shall be subject to approval by the city's Transportation General Manager, or designee, prior to dedication.

**OTHER PROPERTY DEDICATIONS:**

**Ordinance**

- 6. The owner shall dedicate 40-foot-wide private street tracts over internal streets for emergency service vehicle access and public utility construction and maintenance.

**DRB Stipulation**

- 1. The owner shall dedicate to the city on the final plat any lot and/or tract to be conveyed to the city for a drainage, public access, and natural area open space purposes as shown on the preliminary plat with the city staff date of 6/14/2013, in conformance with the Design Standards and Policies Manual.



## **IMPROVEMENT PLANS REQUIREMENTS**

### **WALLS AND FENCES:**

#### **Ordinance**

- J. All walls shall match the architectural color, materials and finish of Dunn Edwards, Mesa Tan DEC 718 – LRV 29, and shall utilize natural stone veneer. Stone veneer shall be El Dorado's Stone "Bronze Shadow" Rock.

#### **DRB Stipulations**

7. Walls within an Intersection & Driveway Sight Distance Triangle and/or a Traffic Safety Triangle shall conform to Section 5.3 of the DSPM.

### **NATURAL AREA OPEN SPACE (NAOS):**

#### **Ordinance**

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

#### **DRB Stipulations**

8. NAOS that is dedicated over a Public Utility Easement shall be considered as revegetated NAOS.

### **LANDSCAPE DESIGN:**

#### **Ordinance**

- L. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source
- M. Fixtures shall be a flat black or dark bronze finish.
- N. Landscaping lighting shall only be utilized to accent plant material.
- O. All landscape lighting directed upward, shall be aimed away from property line.
- P. The landscape lighting lamp shall be an incandescent or halogen incandescent source.

#### **DRB Stipulations**

9. Prior to the issuance of an encroachment permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
10. Prior to the issuance of an encroachment permit, the owner shall submit landscape improvement plans that require the utilization of the City of Scottsdale's Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).

**EXTERIOR LIGHTING:**

**Ordinance**

- Q. The landscape light lamps shall not exceed fifteen (15) watts.
- R. Building mounted light lamp shall not exceed forty (40) watts for any lamp type
- S. Building mounted lighting shall not exceed a height of sixteen (16) feet.
- T. The path light lamps shall not exceed fifteen (15) watts.
- U. Entry signage lighting shall not exceed fifteen (15) watts, shall be directed toward signage, and shall not exceed 0.3 foot-candles.

**DRB Stipulations**

- 11. 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, parking lot canopy lighting and landscape lighting.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

- 12. Submit a final drainage report that demonstrates consistency with the DSPM and the accepted preliminary drainage report.
- 13. The accepted preliminary drainage report proposes the use of a number of off line detention basins that will utilize side flow weirs for inflow structures. The final drainage report and final improvement plans will need to illustrate the design of the inflow structures for these basins will include inflows and attenuate outflows from the 2-year and 10-year events, as well and the 100-year event.
- 14. The accepted preliminary drainage report shows a number of detention basins in proximity to low flow portions of natural washes. The improvement plans will need to show that these basins will not be subject to erosion from flows or lateral erosion of the low flow portions of washes that are adjacent to the basins.
- 15. The accepted preliminary drainage report shows a number of on-lot detention basins. The final improvement plans will need to illustrate the on-lot basins will have unobstructed access from either a public right-of-way or private roadway tract over which the City of Scottsdale has an access easement. The final plat and plans for this development will need to provide and illustrate unobstructed access to the basins. The final plat will also need to state responsibility for maintenance of the basins by a homeowner's association. The final improvement plans shall include provisions for physical separation of on-lot basins from adjacent building areas.
- 16. In general, the final drainage report and final improvement plans will need to take into account and be consistent with the final plans for the improvement of 128<sup>th</sup> Street along the frontage of this project. A reduced size copy of these plans should be submitted for reference with the first submittal of final plans for this project.
- 17. The accepted preliminary drainage report shows Basin 10 within the existing condition 100-year floodplain for the 405 cfs wash adjacent to this basin and within one of the low flow



portions of this wash. As such, an ESLO wash modification will need to be approved for the basin prior to approval of final plans.

18. 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.

### **STREETS AND RELATED IMPROVEMENTS:**

#### **Ordinance**

- V. Prior to the issuance of an encroachment permit, the owner shall submit plans to construct the following street improvements:

Street Name	Street Type	Improvements	Notes
Ranch Gate Road	Local Collector, ESL	trail	Notes 1
128 <sup>th</sup> Street	Minor Collector ESL with Trail, Figure 5.3-11, per COS DS & PM	Half-Street Construction	
Street "A"/ Internal Street (Private)	Local Residential – Rural/ESL	Construct a full 24-foot-wide street improvement, b/c to b/c, per DSPM Fig. 5.3-19, with a cul-de-sac per DSPM Fig. 5.3-50	Note 2
Street "B"/ Internal Street (Private)	Local Residential – Rural/ESL	Construct a full 24-foot-wide street improvement, b/c to b/c, per DSPM Fig. 5.3-19, with a cul-de-sac per DSPM Fig. 5.3-50	Note 2
Juan Tabo Road	Local Residential – Rural/ESL	Dedication of 20-foot-wide right-of-way	

1. Ranch Gate Road is being constructed with the Sereno Canyon development. Certificate of occupancy for these lots proposed will be held until the construction of Ranch Gate Road is completed to provide access to this subdivision.
2. Construct 17-foot-wide improvement, b/c to b/c with roll/ribbon curb on both sides of the road, a 4-foot half-median, a 10-foot shoulder and an 8-foot trail.

3. Private streets shall be constructed with roll and ribbon curb (cul-de-sac) and 6-foot-wide shoulder.

**CONCRETE AND HEAD WALLS:**

**DRB Stipulations**

19. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.
20. All concrete shall be colored "San Diego Buff," or approved equivalent.

**PATH, TRAILS AND RELATED IMPROVEMENTS:**

**DRB Stipulations**

21. Prior to the issuance of an encroachment permit, the owner shall submit improvement plans to construct a minimum 8-foot-wide multi-use trail along Ranch Gate Road and 128<sup>th</sup> Street frontages. The multi-use trail shall be designed in conformance with the Design Standards and Policies Manual. The owner shall provide signage for all paths per the DSPM. The location and design of the signs and markers shall be shown on the improvement plans.

**WATER AND WASTEWATER STIPULATIONS**

**DRB Stipulations**

22. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main and removed pursuant to the Water Resources Services Department requirements.
23. The Water and Wastewater Basis of Design Reports have been approved for this site (City of Scottsdale Project# 2692-08). The improvement plans shall be consistent with the approved Water and Wastewater Basis of Design Reports. Any design that modifies an approved Water or Wastewater Report requires from the owner a site-specific addendum to the report, subject to review and approval by City staff.
24. This project will need to participate in the cost of the booster pump station and lift station being constructed by Sereno Canyon. The developer of this subdivision shall be responsible for its proportionate financial obligation for the construction of the water pump station and sewer lift station proposed by Sereno Canyon, and shall participate in any applicable cost sharing agreements, credit and/or over sizing agreements with Sereno Canyon and the City of Scottsdale.
25. This project needs to provide water and/or sewer line extensions to provide service to adjacent undeveloped properties.



Summary Of Development Standards

Subdivision Name	128 <sup>th</sup> Street and Ranchgate Road			
Zoning	R1-130 ESL			
	Ordinance Requirements	Maximum Reduction Allowed	Amended Standards	(%) Proposed Reduction
Min. Lot Area	130,000 sq/ft	25%	100,000 sq/ft	25%
Min. Lot Width				
Standard Lot	200 ft	25%	150 ft	25%
Flag Lot		N/A		N/A
Maximum Building Height	24 ft	N/A	24 ft	N/A
Min. Yard Setbacks				
Front Yard				
Front (to face of building)	60 ft	25%	45 ft	25%
Front (to face of garage)	60 ft	25%	45 ft	25%
Front (corner lot, side street)	60 ft	25%	45 ft	25%
Front (corner lot, adjacent to key lot, side street)	60 ft	25%	45 ft	25%
Front (double frontage)	60 ft	25%	45 ft	25%
Side Yard				
Minimum	30 ft	25%	23 ft	25%
Minimum aggregate	30 ft	25%	46 ft	25%
Rear Yard				
Standard Depth	60 ft	25%	45 ft	25%
Min. Depth (% of difference which can be occupied)				
Patio*				
Distance Between Buildings (Min)				
Accessory & Main	10 ft	N/A	N/A	N/A
Main Buildings/Adjacent Lots	60 ft	25%	46 ft	25%
Maximum Wall Height				
Front	3 ft	N/A	N/A	N/A
Side	8 ft	N/A	N/A	N/A
Rear	8 ft	N/A	N/A	N/A
Corner side not next to key lot	8 ft on PL	N/A	N/A	N/A
Corral fence height (on prop line)	6 ft on PL	N/A	N/A	N/A
Notes & Exceptions:				





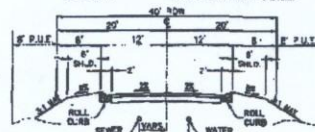
**PRELIMINARY PLAT FOR  
128TH STREET AND RANCH GATE ROAD**  
LYING WITHIN SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA

TRACT AREAS		
LOT NUMBER	AREA (AC)	DESCRIPTION/USE
TRACT A	1.64 AC	PRIVATE ROADWAY AND UTILITY TRACT
TRACT B	0.18 AC	UTILITY EASEMENT
TRACT C	0.21 AC	UTILITY EASEMENT
128TH STREET	1.19 AC	RIGHT OF WAY (128TH STREET)
ALAN TABO ROAD	0.59 AC	RIGHT OF WAY (ALAN TABO ROAD)

LOT AREAS	
LOT NUMBER	AREA (AC)
1	3.01 AC
2	3.53 AC
3	3.32 AC
4	2.32 AC
5	2.37 AC
6	3.08 AC
7	2.82 AC
8	2.31 AC
9	4.28 AC
10	2.74 AC
11	2.68 AC
12	2.53 AC
13	2.30 AC



**SHEET INDEX**  
SHEET 1 COVER SHEET  
SHEET 2 INDEX SHEET  
SHEET 3-6 SITE PLAN  
SHEET 7 TOPOGRAPHY MAP  
SHEET 8 CROSS SECTION DETAIL



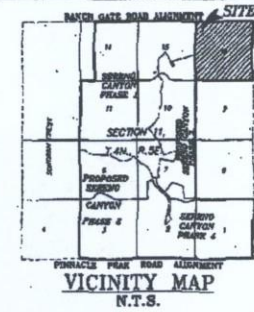
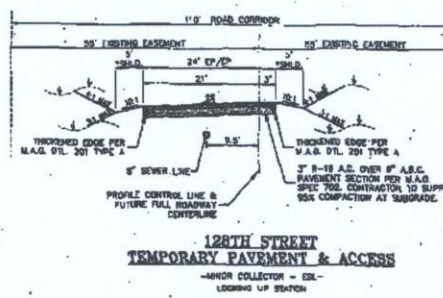
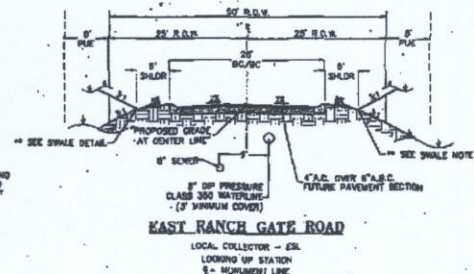
**LOCAL RESIDENTIAL STREET**  
LOOKING UP STATION PRIVATE SPACE

**SITE DATA**

EXISTING ZONING 39.28 AC  
NET ACRES 35.47 AC  
YIELD 13 UDS  
DENSITY 3.08 DU/AC  
SMALLEST LOT SIZE 10000.00 SQ. FT.  
AVG. LOT SIZE 11863.40 SQ. FT.  
SEWER CITY OF SCOTTSDALE  
WATER CITY OF SCOTTSDALE  
GAS ARIZONA PUBLIC SERVICE  
ELECTRIC ARIZONA PUBLIC SERVICE  
TELEPHONE COX COMMUNICATIONS  
CABLE SOUTHWEST CAT

**NOTES**

- AN 8' P.U.E. WILL BE PROVIDED ON BOTH SIDES OF FULL STREET, UNLESS OTHERWISE NOTED.
- THE STREETS DESIGNATED AS TRACT "A" IS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- ALL STREETS AND TRACTS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION IN ACCORDANCE WITH APPLICABLE RECORDED RESTRICTIONS, AND DEVELOPMENT AGREEMENT AND STIPULATIONS.
- SEWERAGE EASEMENTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- EACH LOT WILL CONTAIN A MAXIMUM BUILDING CONSTRUCTION ENVELOPE. THE AREA OUTSIDE THE BUILDING CONSTRUCTION ENVELOPE IS DESIGNATED AS M.A.S. AND SHALL BE PERMANENTLY MAINTAINED AS NATURAL DESERT OPEN SPACE.
- CUTS AND FILLS - THERE ARE NO CUTS AND FILLS OVER 12" IN ACCORDANCE WITH CITY OF SCOTTSDALE REG. ORDINANCE.



**DEVELOPER**  
H&L PROPERTIES  
LAND DEVELOPMENT SERVICES, L.L.C.  
SUITE 125  
9435 NORTH SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA 85258  
CONTACT: DAVID DULINO  
OFFICE: (480) 944-5020 FAX: (480) 944-5041

**CIVIL ENGINEER**  
WOOD, PATRICK AND ASSOCIATES  
2051 WEST NORTH AVENUE  
SUITE 100 PHOENIX, AZ 85015  
CONTACT: GORDON WALK, P.E.  
(602) 335-8900 FAX: (602) 335-8980

**LAND PLANNER**  
LVA URBAN DESIGN STUDIO  
7001 E. MAIN STREET  
SCOTTSDALE, AZ 85261  
CONTACT: STEVEN A. VOSS  
(480) 944-0940 FAX: (480) 944-7332

**LANDSCAPE ARCHITECT**  
LVA URBAN DESIGN STUDIO  
7001 E. MAIN STREET  
SCOTTSDALE, AZ 85261  
CONTACT: STEVEN A. VOSS  
(480) 944-0940 FAX: (480) 944-7332

- LEGEND**
- C.O.E. CITY OF SCOTTSDALE
  - M.C.R. MARICOPA COUNTY RECONSTRUCT
  - D.O.C. DOCUMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - P.M.D.E. PUBLIC DRAINAGE EASEMENT
  - D.E. DRAINAGE EASEMENT
  - L.E. LANDSCAPE EASEMENT
  - C.E. EXISTING
  - P.V.L. PRIVATE
  - R.O.W. RIGHT OF WAY
  - V.H.A. VEHICULAR NON ACCESS EASEMENT
  - A.E. ACCESS EASEMENT
  - P.O.C. PUBLIC TRAIL EASEMENT
  - S.D.C. SHORT DRAINAGE EASEMENT
  - B.O. BACK OF CURB
  - V.A.O.S. VEHICULAR AREA AND OPEN SPACE EASEMENT
  - SUBDIVISION BOUNDARY
  - EASEMENTS AS NOTED
  - CONTRIBUTIVE
  - RIGHT OF WAY
  - BUILDING ENVELOPE
  - SEWER LINE
  - WATER LINE
  - DRAINAGE FLOW

SECTION 8-105 OF CITY ZONING CODE DEPENDS CONSTRUCTION ENVELOPE AS FOLLOWS:  
ONE (1) OF MORE SPECIFIED AREAS ON A LOT OR PARCEL WITHIN WHICH ALL STRUCTURES, SHEDS, PARKING, HIGHLIGHTS, LANDSCAPING, WATER SURFACES, DECKS, WALLS, AND IMPROVED VEGETATION FACILITIES ARE LOCATED. SURROUNDING UTILITIES AND PERIMETER WALLS MAY BE LOCATED OUTSIDE THE CONSTRUCTION ENVELOPE.

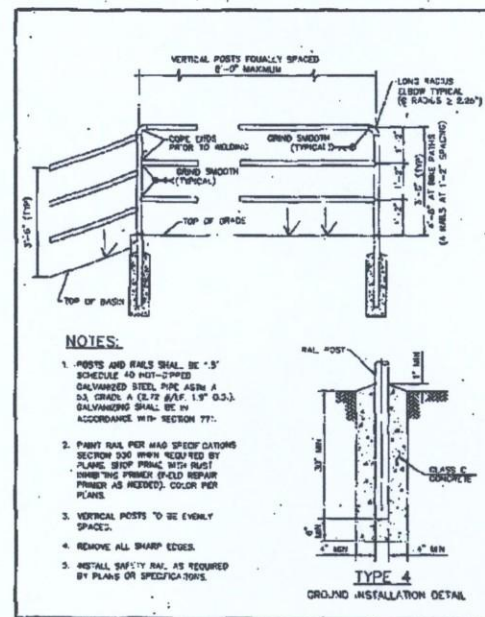
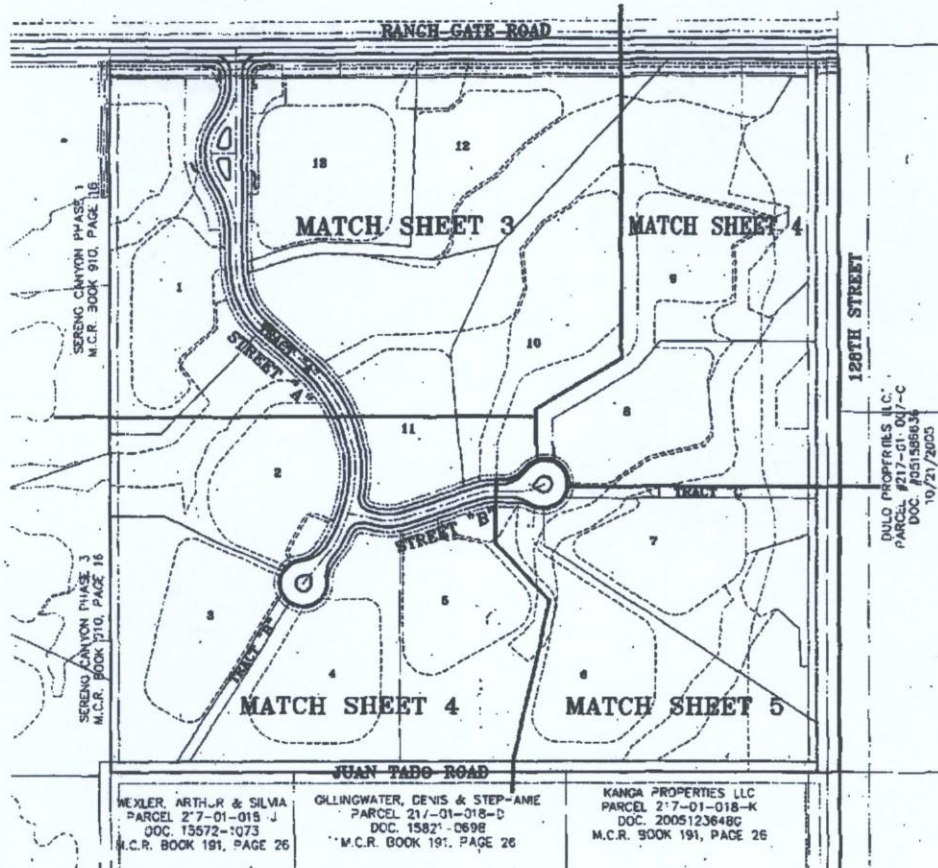
**128TH STREET & RANCH GATE ROAD**  
**PRELIMINARY PLAT**  
COVER SHEET

**NOT FOR CONSTRUCTION OR RECORDING**



**WOOD/PATEL**  
1001 N. 10th Street, Suite 100  
Phoenix, AZ 85016  
(602) 944-0940  
www.woodpatel.com  
SHEET 1 OF 8

- STATE LAND -



# 128TH STREET & RANCH GATE ROAD PRELIMINARY PLAT INDEX MAP

NOT  
FOR  
CONSTRUCTION  
OR RECORDING



WOODPATEL

10/21/2005 10:31:16

2001 E. Northway Ave.  
Palm Beach, FL 33401

PHD 335-6888  
www.woodpate.com

PROJECT: 05-0000

DATE: 1/23/08

DATE: 07/21/02

2 OF 6

COST 844-PA-2007 (CSWS 46-58)







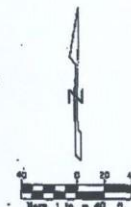


CRUC TABLE

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4	100.00	100.00	100.00	100.00

LINE TABLE

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4	100.00	100.00	100.00	100.00



128TH STREET & RANCH GATE ROAD  
PRELIMINARY PLAN  
SITE PLAN

NOT  
FOR  
CONSTRUCTION  
OR RECORDING

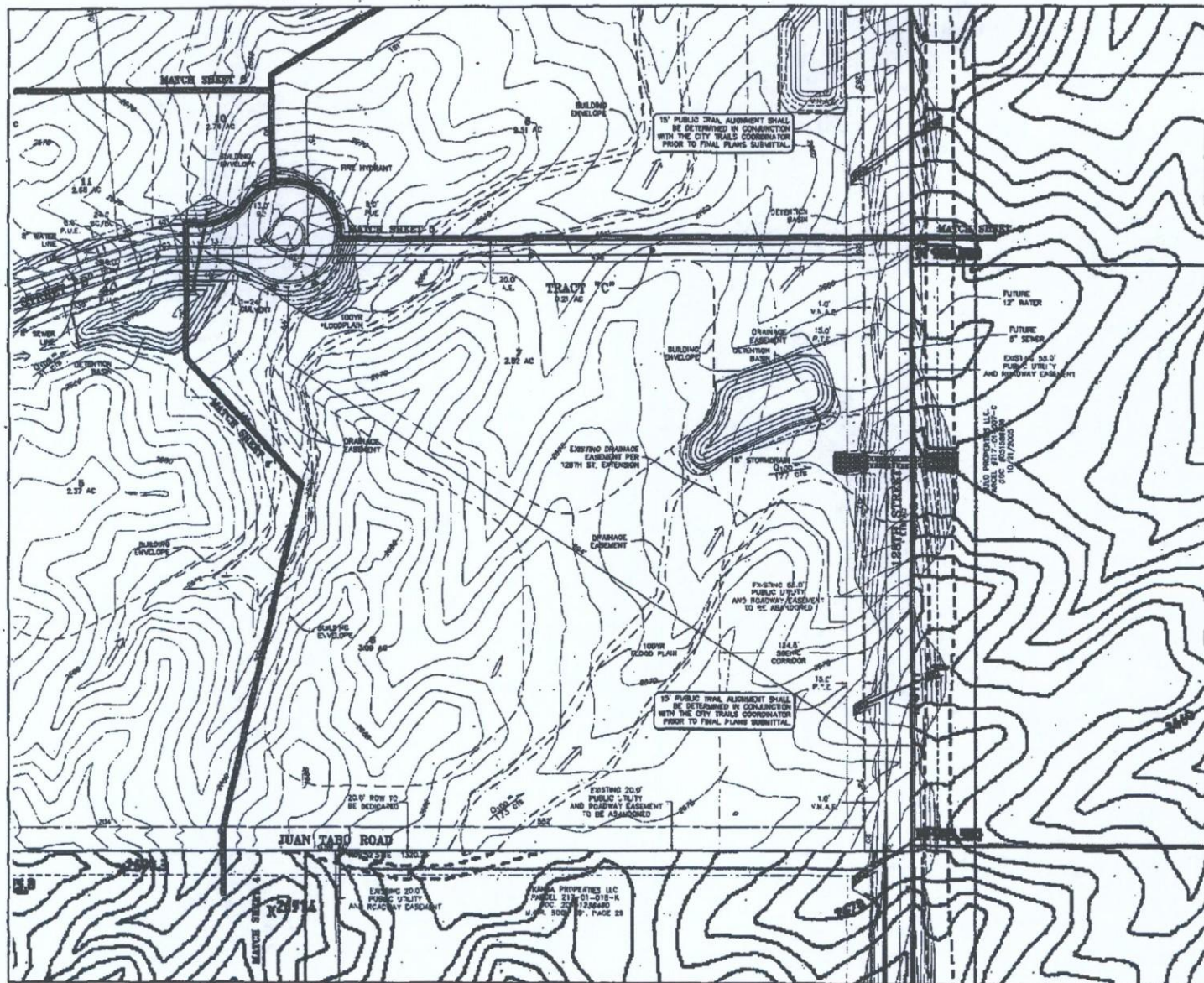


WOOD/PATEL  
128TH STREET & RANCH GATE ROAD  
PRELIMINARY PLAN  
SITE PLAN  
4 OF 8



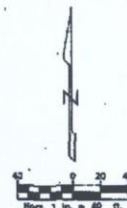






CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
E2	28°56'29"	100.00	50.91	23.81	48.99
E3	1°01'48"	100.00	33.21	16.76	33.06

SHE TABLE		
LINE	BEARING	DISTANCE
1	S88°13'41" E	38.73
2	N71°44'28" E	138.15

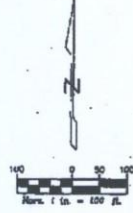


128TH STREET & RANCH GATE ROAD  
PRELIMINARY PLAT  
SITE PLAN

NOT  
FOR  
CONSTRUCTION  
OR RECORDING

[illegible]





128TH STREET & RANCH GATE ROAD  
PRELIMINARY PLAT  
TOPOGRAPHY MAP

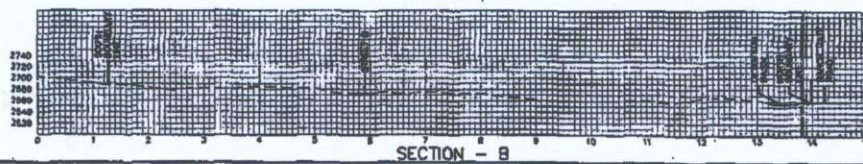
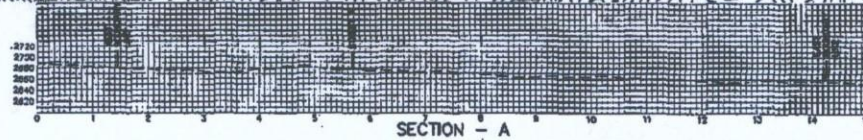
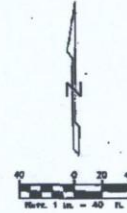
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FOR  
CONSTRUCTION  
OR RECORDING



WOOD/PATEL  
CORPORATION  
1200 S. HARTMAN AVE.  
ANN ARBOR, MI 48101  
(313) 335-8800  
www.woodpatel.com  
DESIGNED BY: WOOD/PATEL  
DRAWN BY: J. L. LEE  
CHECKED BY: J. L. LEE  
SCALE: 1" = 100'  
DATE: 1/13/08  
JOB NO.: 072142  
SHEET: 7 OF 8

COS# 814-PA-2007 (QS#S 48-58)





128TH STREET & RANCH GATE ROAD  
PRELIMINARY PLAT  
CROSS SECTION DETAIL

NOT  
FOR  
CONSTRUCTION  
OR RECORDING



WOOD/PATEL

2000 W. Montgomery Ave.  
Pasadena, CA 91103

(916) 336-8541

www.woodpatel.com

DESIGNED BY S. WOOD

CAD WORKSHEET BY S. WOOD

SCALE (HORIZ) 1" = 40'

SCALE (VERT) N/A

SHEET NO. 6 OF 6

DATE 01/15/12

PROJECT 128TH STREET & RANCH GATE ROAD

CS# 844-P-2007 (CS#S 46-58)



## **Southwest Corner of 128<sup>th</sup> Street & Ranch Gate**

### **Preliminary Plat Application**

#### **PROJECT NARRATIVE**

##### **Purpose of Request**

This is a request to re-approve a residential subdivision of 13, R1-130 ESL lots, with amended standards, on 40 acres located at the southwest corner of 128<sup>th</sup> Street and Ranch Gate Road. This application is identical to the original Preliminary Plat application that was approved in March of 2009 under case number 11-PP-2008. The subject property is bounded by the Sereno Canyon resort residential master plan on the west, undeveloped single-family parcels to the south & east and Preserve Land to the north across Ranch Gate Road.

##### **Project Description**

This application is identical to the original application approved in 2009. The project remains a 13-Lot R1-130 ESL subdivision with amended development standards and egress and ingress to and from Ranch Gate Road.

Ranch Gate Road has been improved by the Sereno Canyon development to the northwest corner of this parcel. Sereno Canyon is also responsible to complete the Ranch Gate Road improvements to 128<sup>th</sup> street across the entire frontage of this parcel. There is an agreement that this will be done when warranted by the development of the resort parcel at Sereno or the development of this property.

##### **Development Review Board Criteria**

Consistent with the original approval of this preliminary plat in March of 2009, this request for re-approval, complies with the Development Review Board criteria.

- The proposed preliminary plat poses no adverse impacts to the general health, safety, welfare and convenience of nearby residents or their respective neighborhoods.
- Conceptual building envelopes, as proposed, will encourage sensitive and desirable relationships among the homes, terrain and natural area open spaces.
- Landscaping in common areas will utilize a native desert plant palette to further emphasize a Sonoran Desert Character.
- The internal streets are proposed as a double cul-de-sac configuration to better fit with the natural topography of the site.
- The plan minimizes impacts to sensitive natural features of the property such as washes, vegetation, rock outcroppings and wildlife corridors.



A 100-foot scenic corridor that includes a meandering public trail will be provided on the east side of the project along 128<sup>th</sup> street. Since this development is located within the environmentally sensitive land (ESL) district, all residential structures will be designed and developed in accordance with requirements of the Environmentally Sensitive Lands Ordinance,

#### **Environmentally Sensitive Lands Ordinance**

- Elements of the ESLO, as identified in section 6.1070 are adhered to as follows;
- The site plan has been designed to minimize disruption from the construction of streets, installation of utilities and impacts to natural drainage features to maximize undisturbed natural area open space,
- Since NAOS is to be dedicated on a lot by lot basis, Construction Envelopes have been established to provide consideration with respect to context and connectivity in the location of the NAOS
- Maximum building height is established by the ESLO at twenty-four feet (feet). Building height is measured by a plane that is 24 feet above and parallel to the existing natural terrain.
- All construction shall be set back a minimum of twenty (20) feet from boulder features.
- All storm runoff shall be directed towards natural channels using best practices for erosion control
- Minimize removal of native vegetation from areas not located in construction envelopes
- Minimize incidental impact from other natural hazards including erosion, subsidence, boulder rolling, rock falls, flooding, flood related mud slides, unstable slopes and landsliding relating to the site and surrounding property
- Protected Peaks and Ridges All building projects shall be set back an average of three hundred (300) feet horizontally and a minimum of two hundred (200) feet from a protected peak or a protected ridge.
- Boulder Features. Development shall not be permitted on or immediately adjacent to boulder features within the ESL District and a setback of twenty (20) feet is required around the boulder feature unless otherwise approved by the Development Review Board.
- Building finishes will compile with the design standards of the ESLO as outlined in section 6.1070.G Site and Structure Development Design Standard. -No mirrored surfaces, no reflective materials, use of colors that blend with the surrounding natural desert setting and have a LRV less than 35%.
- Design will match character, scale and form with the surrounding natural landform and minimize disturbance.
- Exterior lighting will be low scale and implemented such that the light source is not visible from outside the individual lots.



- Plant materials that are not indigenous to the ESL area will be located only within enclosed yard areas and limited to only those species that do not exceed 20 feet in height.
- All above ground equipment appurtenant to underground utilities, (transformers, pedestal cabinets, service terminals, ect.) will be screened from view or painted with a color that matches its surroundings.

#### **Amended Development Standards**

The same amended development standards that were approved in the original case-reductions in minimum lot area; minimum lot width; front yard setbacks, side yard setbacks & rear yard setbacks are requested with this application as well. The approval of the amended development standards in the original case were a critical element in providing the flexibility in our site planning to allow impacts to sensitive portions of the site to be minimized or all-together avoided. Building envelopes were able to be identified and defined with a priority on sensitivity to the surrounding area without the added constraint of meeting restrictive development standards. For example, drainage washes that cross the site were left undisturbed. As a result of this flexibility, additional NAOS of 30% above that which is required (14.9 acres to 19.4 acres) is able to be provided which creates a site plan that better serves the purposes of the Environmentally Sensitive Lands Ordinance.

The amended development standards proposed are within the limits set in the Environmentally Sensitive Lands Ordinance for subdivided land that allows The Development Review Board to approve. Namely-

- 25% reduction in the minimum lot area
- 25% reduction in the minimum setbacks and minimum building separations
- 25% reduction in minimum lot width





City of Scottsdale  
Current Planning Services

**DEVELOPMENT STANDARDS**  
Zoning R1-130

☐ PCO

☐ PRD

☒ ESL

Subdivision Name: 128th St and Ranchgate Road

Date: 6-25-08

Case Number: \_\_\_\_\_

Quarter Section: 46-58

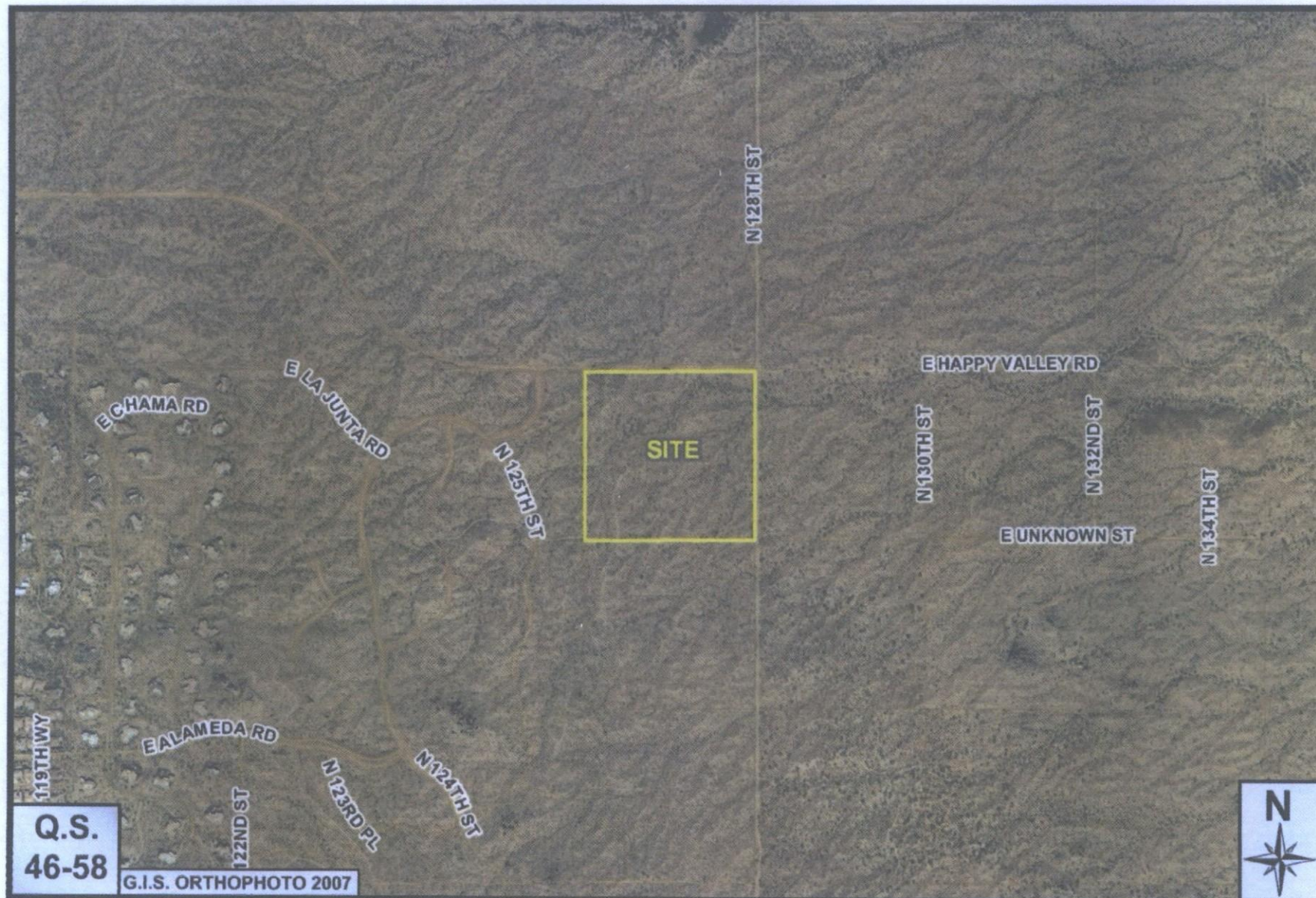
	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
MIN. LOT AREA	130,000 sf	100,000 sf	25%
MIN. LOT WIDTH			
Standard Lot:	200'	150'	25%
Flag Lot:			
MAX. BUILDING HEIGHT	30'	24' (Per E.S.L.)	
MIN. YARD SETBACKS			
Front Yard -			
Front (to face of building):	60'	45'	25%
Front (to face of garage):	60'	45'	25%
Front (corner lot, side street):	60'	45'	25%
Front (corner lot, adjacent to key lot, side street):	60'	45'	25%
Front (double frontage):	60'	45'	25%
Side Yard -			
Minimum:	30'	23'	25%
Maximum:	60'	23'	25%
Rear Yard -			
Standard Depth:	60'	45'	25%
Min. Depth (% of difference which can be occupied):			
DISTANCE BETWEEN BUILDINGS (MIN)			
Accessory & Main:	10'	N/C	0
Main buildings/adjacent lots:	60'	45'	25%
MAX. WALL HEIGHT			
Front:	3'	N/C	0
Side:	8'	N/C	0
Rear:	8'	N/C	0
Corner side not next to key lot:	8' on PL	N/C	0
Corral fence height (on prop line):	6' on PL	N/C	0
DEVELOPMENT PERIMETER SETBACKS			
APPLICABLE ZONING CASES			

NOTES AND EXCEPTIONS \_\_\_\_\_

**Planning and Development Services Department**

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





Ranch Gate & 128th

11-PP-2008

ATTACHMENT #3



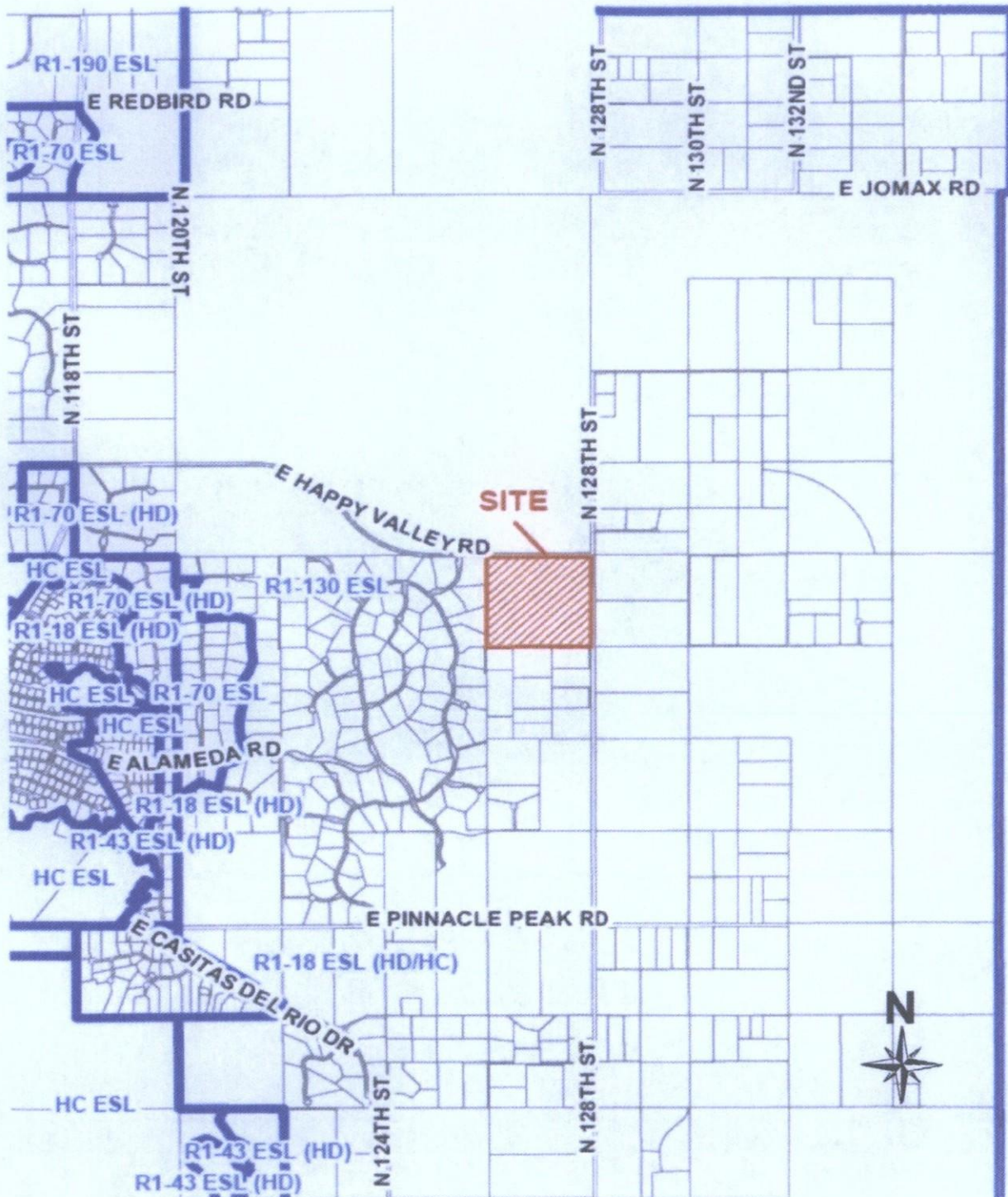


Ranch Gate & 128th

11-PP-2008

ATTACHMENT #3A









## NATURAL AREA OPEN SPACE PLAN

	Lot Area (ac)	Revegetated NAOS (sq ft)	Undisturbed NAOS (sq ft)
1	3.01	10,421	71,859
2	2.53	2,458	52,337
3	2.57	4,342	53,519
4	2.38	4,038	46,457
5	2.37	3,671	50,102
6	3.09	5,818	70,662
7	2.82	3,961	70,749
8	2.51	2,385	57,301
9	4.26	6,069	118,197
10	2.74	7,634	54,576
11	2.36	1,121	51,151
12	2.63	6,410	43,741
13	2.50	5,684	36,206
Tract B	--	6,135	--
<b>Total</b>		<b>103,953 sqft</b> <b>2.4 ac</b> <b>12.6%</b>	<b>36,206 sqft</b> <b>16.7 ac</b> <b>87.4%</b>

TOTAL REQUIRED N.A.O.S., Project-Wide: 14.9 ac (37.9% OF SITE)  
 TOTAL PROVIDED N.A.O.S., Project-Wide: 19.1 ac (48.6% OF SITE)

### LEGEND:

- UNDISTURBED N.A.O.S. AREA
- REVEGETATED N.A.O.S. AREA
- LOT ENVELOPE AREA

**128th and Ranchgate**  
 SCOTTSDALE, ARIZONA



DATE:  
4.29.09  
JOB:  
0773  
BY:  
PS  
REV:

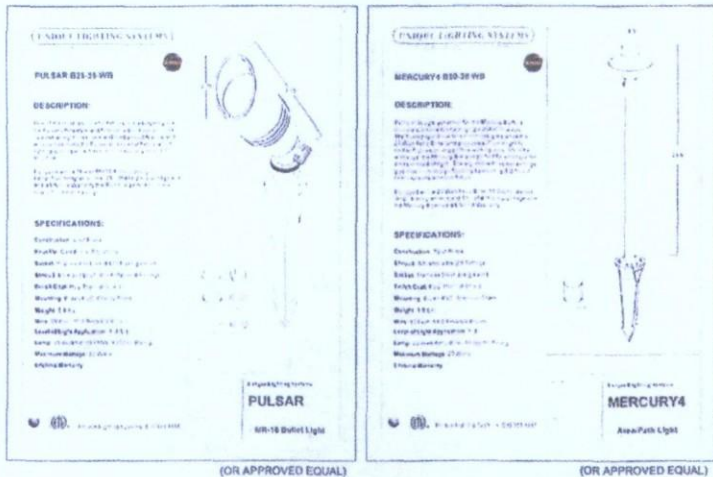






# LANDSCAPE LIGHTING

-Low voltage landscape lighting is proposed to be installed at the project entry. All lighting proposed is to have full cut off glass shields (IESNA full cutoff) and will be used to only highlight entry monumentation and landscape features. Fixtures selected shall be of a dark bronze finish. This light can face upwards due to having a 20 watt bulb (50 max. allowed)  
 -No fixture shall be mounted higher than 16 feet.  
 -No individual lamp shall exceed 100 watts.  
 -All fixtures and associated hardware, including poles, shall be flat or dark bronze.  
 -The initial vertical illuminance at 6 feet above grade around the entire property line shall not exceed 0.0 footcandles.  
 -All exterior lighting, except security lighting shall be turned off at 10:00 pm.  
 -The pre-curfew lighting design hours shall be defined as dusk to 10:00 pm, and the post-curfew lighting design hours shall be defined as 10:00 to dawn. All exterior lights shall turn off at during the post-curfew with the exception of lights for security purposes.  
 -A programmable timer, and photocells shall control the pre-and post-curfew lights; photocells shall be mounted on the north side of the building. The programmable timer may contain a maximum 1-hour manual override with an automatic turn off for after hours, and special events use only.  
 -No lighting shall be permitted in dedicated NAOS easements, Vista Corridor easements and Scenic Corridor easements.



LOW VOLTAGE LANDSCAPE LIGHTING	
▲ TREE / ACCENT UPLIGHT	* UNIQUE "PULSAR" BULLET LIGHT WITH FULL CUT-OFF GLASS SHIELD
○ PATHLIGHT / ACCENT DOWNLIGHT	* UNIQUE "MERCURY" AREA PATH LIGHT
* OR APPROVED EQUAL	



SHEET  
2 OF 3

ENTRY ENLARGEMENT/ LIGHTING

128TH STREET & RANCHGATE ROAD  
SCOTTSDALE, ARIZONA

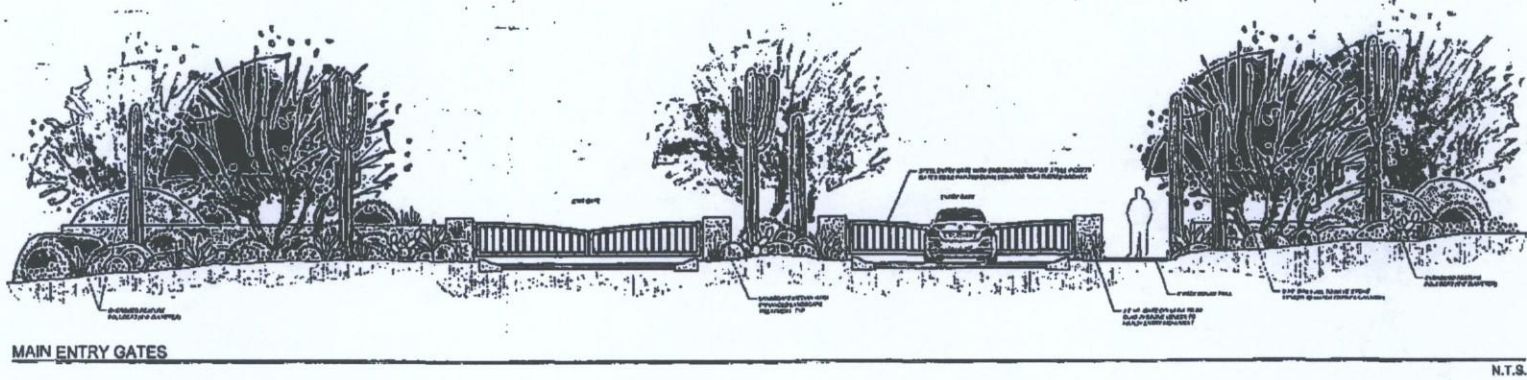
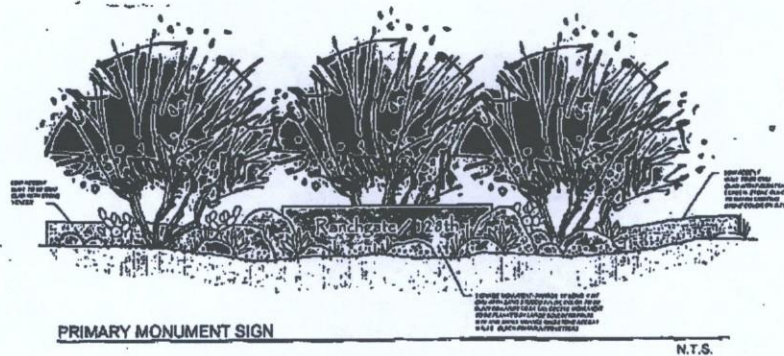
SCALE: (N)

NORTH

**CVA** urban design studio  
land planning • landscape architecture  
127 north 4th avenue • Scottsdale, Arizona 85261 • phone: 480.944.0000

DATE:  
8.26.08  
JOB:  
6773  
BY:  
STAFF  
REV:





SHEET  
3 OF 3

ENTRY MONUMENTATION/ GATES

# 128TH STREET & RANCHGATE ROAD

SCOTTSDALE, ARIZONA

**CVA** urban design studio  
land planning • landscape architecture  
130 North 1st Street • Suite 100 • Phoenix, AZ 85004  
TEL: 602.254.1111 FAX: 602.254.1112

DATE  
8.24.08  
JOB  
0773  
BY  
STAFF  
REV:











## PRELIMINARY DEVELOPMENT ENVELOPE SUMMARY

LOT	LOT AREA (SQ.FT.)	ENV. AREA (SQ.FT.)	ENV. AREA (AC.)
1	131,100	48,372	1.11
2	110,055	53,805	1.24
3	111,769	53,652	1.23
4	103,786	51,323	1.18
5	103,183	49,055	1.13
6	134,793	57,846	1.33
7	122,778	50,589	1.16
8	109,337	48,969	1.12
9	185,658	57,549	1.32
10	119,397	56,211	1.29
11	102,604	48,701	1.12
12	114,680	58,133	1.33
13	109,088	60,288	1.38
<b>TOTAL</b>	<b>1,558,198</b>	<b>694,493</b>	<b>15.94</b>

## LEGEND

- DEVELOPMENT ENVELOPE AREA
- LOT LINE
- ROADWAY TRACT BOUNDARY
- SCENIC CORRIDOR EASEMENT
- PUBLIC UTILITY EASEMENT
- MULTI-USE TRAIL EASEMENT

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.

**128th and Ranchgate**  
SCOTTSDALE, ARIZONA

NOT TO SCALE



DATE:  
3.20.08  
JOB:  
128th and Ranchgate  
REV:

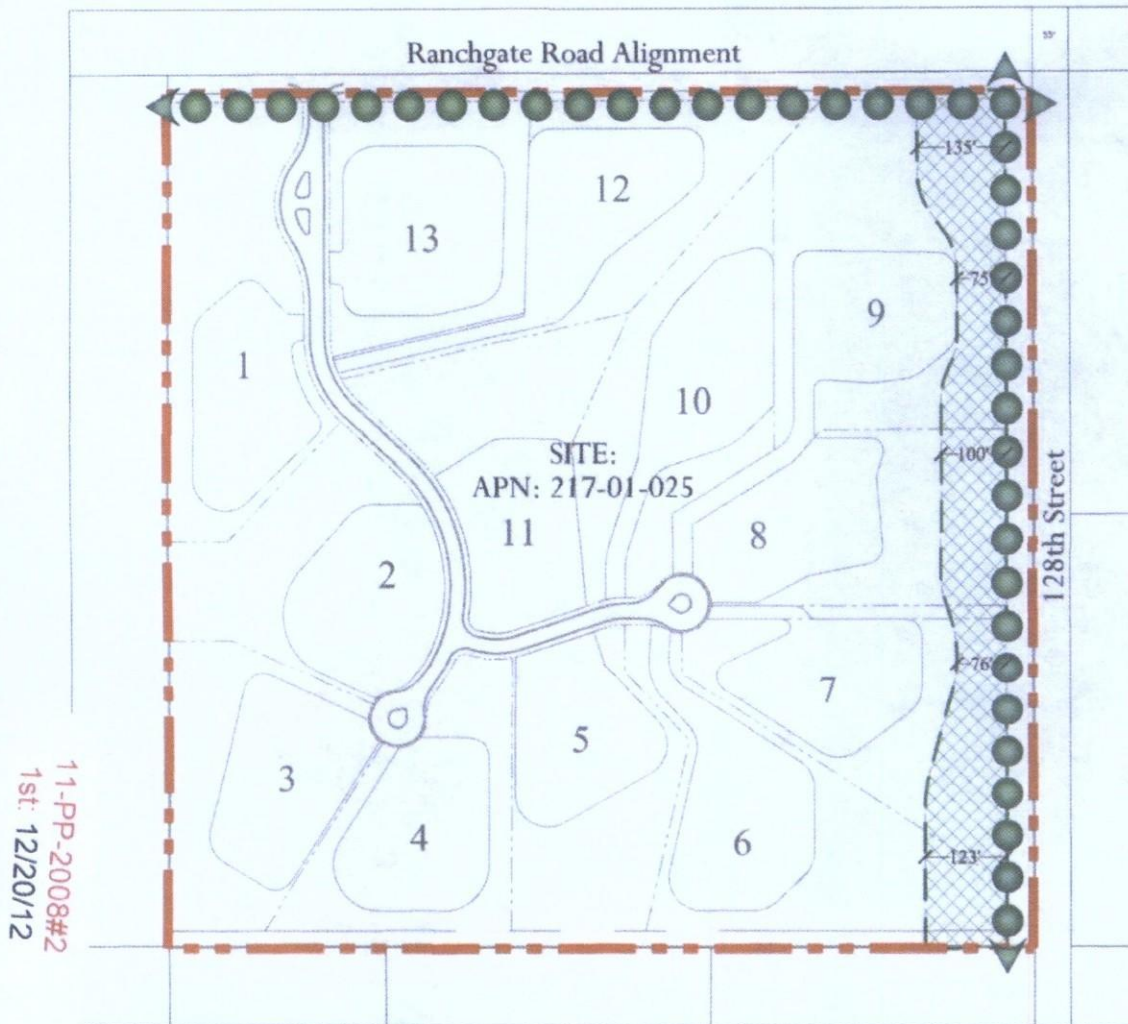
11-PP-2008#2  
1st: 12/20/12



## SCENIC CORRIDOR AND TRAILS PLAN

### LEGEND

SITE BOUNDARY	---
8' PUBLIC TRAIL	●●●●
SCENIC CORRIDOR 75' Minimum, 100' Average	▨



11-PP-2008#2  
1st: 12/20/12

128th and Ranchgate  
SCOTTSDALE, ARIZONA

NOT TO SCALE



DATE:  
1.30.08  
JRM  
07/11  
BY  
ES  
REV





# Pre-Application for Single Family Residential Plans

*This checklist has been prepared to assist you in submitting a pre-application to the City of Scottsdale. The pre-application for single family residential plans is for informational purposes only and is not a formal review process.*

When the applicant participates in the pre-application meeting, the time for the 1<sup>st</sup> review for the single family residential plans is reduced from 30 days to 20 days.

## Pre-Application Process

To process your pre-application and to enable your meeting to be productive, the attached forms and all required materials must be provided. At the pre-application meeting, city staff will highlight areas where you may need to pay particular attention, and will provide any forms necessary for the single family plan submission.

**Completed pre-application forms, all required materials, and fees should be submitted in person to the One-Stop-Shop located at 7447 E. Indian School Road. Make checks payable to "City of Scottsdale."**

After the pre-application packet has been accepted, the request is routed for assignment and scheduling. A city staff member will contact you to schedule a pre-application meeting with staff.

Submittal Date: 12/4/14

Project No.: 1188 -PA- 2014

Project Name: SWC Ranch Gate & 128th St.

Parcel No(s): 217-01-025A

Address: 12651 E HAPPY VALLEY RD

Quarter Section(s): 46-58

## Property Details:

Lot Size: 1,710,125sf(39.26ac)

Current Zoning: R1-130 ESL

Current Use(s): vacant

Is the property located in the Environmentally Sensitive Lands Overlay?

☐ No

☒ Yes

Is the property located in the Foothills Overlay?

☒ No

☐ Yes

Owner: K. Hovnanian Homes

Applicant: Alex Stedman

Company: \_\_\_\_\_

Company: LVA Urban Design Studio

Address: \_\_\_\_\_

Address: 120 S. Ash Ave, Tempe AZ 85281

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Phone: 480.994.0994

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

E-mail: astedman@lvadesign.com

[Signature]  
Signature (circle one):

Owner

[Signature]  
Applicant

12/4/14  
Date

## Planning, Neighborhood & Transportation Division

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





# Pre-Application for Single Family Residential Plans

Submittal Date: \_\_\_\_\_

Project No.: \_\_\_\_\_ -PA- \_\_\_\_\_

**Please Note:** All projects require a legally-assigned address; if an address is not currently assigned to your project, please submit a site plan to Records Division staff to obtain one. **This may take up to 5 days.** The Address Request form is available on-line at [www.scottsdaleaz.gov/bldgresources/records](http://www.scottsdaleaz.gov/bldgresources/records).

**All items listed below must be submitted to constitute a complete submittal.**

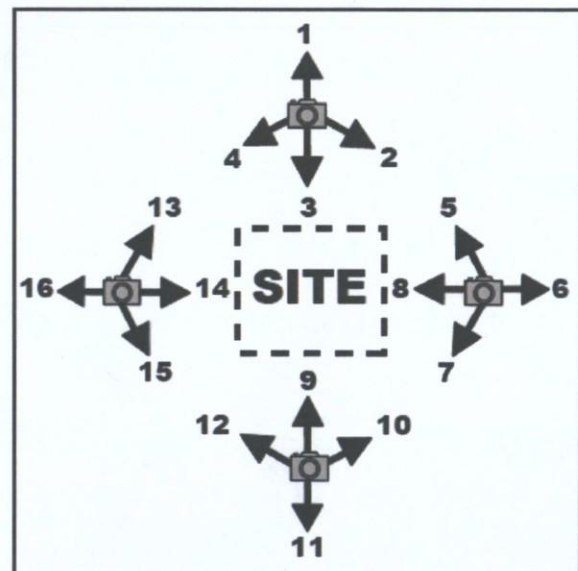
## Submittal Requirements:

- ☒ **1. Completed Project Pre-Application Questionnaire & Fee** \_\_\_\_\_  
(Fees subject to change every July)
- ☒ **2. Records Packet Fee** \_\_\_\_\_  
The Records Packet Fee will be processed by staff. The applicant need not visit the Records desk to obtain the packet.  
(Fees subject to change every July)
- ☒ **3. Conceptual Drawing(s)** – One (1) copy of conceptual site plan, plot plan, or schematic drawing representing your request.  
(24" x 36", 11" x 17", or 8.5" x 11" paper sizes only)
- ☒ **4. Project Narrative** – Attach a detailed descriptive narrative of the site layout that includes the following information:
  - Describe any and all pertinent information related to the request including, but not limited to, access, topography, drainage, existing vegetation, proposed buildings and lot design.
  - Any improvements and uses that currently exist on the property or on neighboring properties.
  - Any issues or questions you would like to discuss that are related to the subject property.
  - Targeted date to begin construction.

## ☒ 5. Site / Context Photographs

Provide color photographs showing the site and the surrounding buildings/properties in order to provide city staff with a visual impression of the current site conditions. Use the guidelines below for photos.

- Photos are to be taken looking in towards the project site and adjacent to the site.
- Photos should show adjacent improvements and existing on-site conditions.
- Refer to photograph number and direction of view.
- If your site is greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
- Do not mount photos on large poster boards, cork boards, etc.



## FOR ADMINISTRATIVE USE ONLY

☐ A Pre-application meeting with Planning Staff has already occurred with \_\_\_\_\_ Date: \_\_\_\_\_

## Planning, Neighborhood & Transportation Division

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





# Pre-Application for Single Family Residential Plans

Submittal Date: \_\_\_\_\_

Project No.: \_\_\_\_\_ -PA- \_\_\_\_\_

## MEETING NOTES (To be filled out by staff)

Staff in Attendance: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Processes Identified:

- ☐ SFR Final Plans
- ☐ Cuts & Fills Staff Approval
- ☐ Wash Modification
- ☐ Amended Development Standards
- ☐ NAOS Release
- ☐ NAOS Dedications

### Planning, Neighborhood & Transportation Division

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## **PRE-APPLICATION NARRATIVE**

### **FOR A 40-ACRE (+/-) PROPERTY LOCATED AT THE SOUTHWEST CORNER OF 128<sup>TH</sup> STREET & RANCH GATE ROAD**

This request is to modify the zoning of a 40 acre (+/-) property located on the southwest corner of Ranch Gate Road and 128<sup>th</sup> Street. The existing R1-130 ESL zoning designation is proposed to be modified to R1-35 ESL and allow for a 34-lot single family residential community. This proposed zoning change would maintain conformance with the existing "Suburban Neighborhoods" land use designation identified on the City's General Plan Land Use Map by keeping overall project density below 1 dwelling unit per acre.

The property is currently vacant. Zoning on adjacent properties is a mix of R1-130 land (north), R1-130 (east), R1-130 (south) and R1-43 (West).

Access to the property will be from the Ranch Gate Road alignment along the northern perimeter of the site. The proposed development plan is consistent with the goals of the Dynamite Foothills Area Plan, protecting significant washes, views, boulder features and wildlife corridors to recognize and protect the area's native desert character while providing a diversity of residential density within the Dynamite Foothills Area.





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 land planning • development entitlements • landscape architecture  
 120 south ash avenue • tempe, arizona 85281 • 480.994.0994

## 128th St & Ranch Gate Rd

PHOTO CONTEXT

1429

DRAWN BY: JS

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 R:\1429 - SWC Ranch Gate & 128th St\CAD\LVA\SUBMITTAL TYPES\EXHIBITS\Exhibit\_Photo Context.dwg Nov 10, 2014





PHOTO 05-LOOKING NORTH



PHOTO 06-LOOKING EAST



PHOTO 07-LOOKING SOUTH



PHOTO 08-LOOKING WEST

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PHOTO 09-LOOKING NORTH



PHOTO 10-LOOKING EAST



PHOTO 11-LOOKING SOUTH



PHOTO 12-LOOKING WEST

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PHOTO 13-LOOKING NORTH



PHOTO 14-LOOKING EAST



PHOTO 15-LOOKING SOUTH



PHOTO 16-LOOKING WEST

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## 128th St & Ranch Gate Rd

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PHOTO 17-LOOKING NORTH



PHOTO 18-LOOKING EAST



PHOTO 19-LOOKING SOUTH



PHOTO 20-LOOKING WEST

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## 128th St & Ranch Gate Rd

PHOTO CONTEXT

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PHOTO 21-LOOKING NORTH



PHOTO 22-LOOKING EAST



PHOTO 23-LOOKING SOUTH



PHOTO 24-LOOKING WEST

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## 128th St & Ranch Gate Rd

PHOTO CONTEXT

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PHOTO 25-LOOKING NORTH



PHOTO 26-LOOKING EAST



PHOTO 27-LOOKING SOUTH



PHOTO 28-LOOKING WEST

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## 128th St & Ranch Gate Rd

PHOTO CONTEXT

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PHOTO 29-LOOKING NORTH



PHOTO 30-LOOKING EAST



PHOTO 31-LOOKING SOUTH



PHOTO 32-LOOKING WEST

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## 128th St & Ranch Gate Rd

PHOTO CONTEXT

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