# Marked Agendas Approved Minutes Approved Reports

# The July 16, 2015 Development Review Board Meeting Agenda and Minutes can be found at

http://www.scottsdaleaz.gov/boards/DRB

# **DEVELOPMENT REVIEW BOARD REPORT**

July 16, 2015



Item No. 4

Meeting Date: General Plan Element: General Plan Goal:

Character and Design

Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

#### ACTION

Wildcat Hill 17-PP-2014

#### **Request to consider the following:**

- 1. Approval of a 122-lot preliminary plat for the Wildcat Hill residential subdivision, on 353 acres, with amended development standards; and including the Natural Area Open Space plan, the
- preliminary landscape and hardscape plan, the construction envelope plan, and the project phasing exhibit.

## Related Policies, References:

7-ZN-2001, 8-PP-2005, 1-MP-2005, 11-TA-2000#3, 17-ZN-2014, and 1-MP-2005#2

2001 City of Scottsdale General Plan
2004 Scenic Roadway Designations
2004 Trails Master Plan
2004 Environmentally Sensitive Lands Ordinance
2008 Transportation Master Plan

#### **OWNER**

Stephen C. Earl Wildcat Hill Partners, LLC 602-265-0094

#### APPLICANT CONTACT

Stephen C. Earl Earl, Curley & Lagarde 602-265-0094

#### LOCATION

Generally located on the southeast corner of N. Cave Creek Road and E. Bartlett Lake Road.

Action Taken

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## BACKGROUND

#### Zoning

This site is zoned Single-family Residential, Environmentally Sensitive Lands (R1-190/ESL) District, which allows single-family residential uses and has an Environmentally Sensitive Lands Overlay zoning designation. This preliminary plat application is in conjunction with a zoning map amendment request (17-ZN-2014) which requests rezoning approximately 305 acres, of a 353-acre site, from the existing Single-family Residential, Environmentally Sensitive Lands (R1-190/ESL) zoning district to the proposed Single-family Residential, Environmentally Sensitive Lands (R1-190/ESL) zoning map amendment request will allow the owner to record this 122-lot subdivision plat, with additional natural area open space (NAOS) and buffers provided. If the zoning map amendment request (17-ZN-2014) is denied, the applicant will not be able to move forward with this preliminary plat request as it is currently proposed.

The site was annexed into the City in December of 2000. The annexed parcel was rezoned from the county designation of Rural-190, to the Single-family Residential, Environmentally Sensitive Lands (R1-190/ESL) zoning district designation through case 7-ZN-2001. The annexation and zoning map amendment case granted the property fifty (50) lots, a golf course, club house, and other golf course amenities.

In 1991, the Environmentally Sensitive Lands (ESL) overlay was added as an amendment to the Hillside District overlay. The current ESL Overlay version took effect in February of 2004. This version of the ESL overlay presides over this site due to the fact that the property was platted in March of 2007, through case 8-PP-2005. The City Council also approved a Master Environmental Design Concept Plan (MEDCP) along with the above mentioned "Wildcat Hill" final plat.

#### **General Plan**

According to the City of Scottsdale General Plan 2001 Land Use Map, the property is designated as both Rural Neighborhoods and Developed Open Space (Golf Course). According to the General Plan Land Use Element, Rural Neighborhoods include areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. The proposed zoning map amendment, and its associated development, provides less than one dwelling unit per acre; more specifically; the project proposes approximately 0.40 dwelling units per acre (Refer to Attachment #2).

The General Plan Land Use Element also provides for the flexibility in locating golf courses by means of the green "circle" designations identified on the Land Use Map. A circle on the land use map means that an exact location for the use has not yet been determined, but the need for that use has been identified in the general area. In this instance, the applicant proposes a single-family development that does not include a golf course. However, the Developed Open Space definition in the City of Scottsdale General Plan 2001 states that this designation may be used for drainage facilities, as well as amenities such as links between neighborhoods. The applicant proposes drainage infrastructure improvements to the site, as well as retaining existing natural trails to allow area residents access to the Wildcat Hill landform – including a small pedestrian trailhead feature.

This proposal, at a density that is less than one dwelling unit per acre and includes the aforementioned drainage infrastructure and open space, conforms to the existing City of Scottsdale General Plan 2001 land use designation of Rural Neighborhoods and Developed Open Space.

#### Context

Located on the northwest corner of the southeast corner of N. Cave Creek Road and E. Bartlett Lake Road intersection, the property abuts the Tonto National Forest; which is located to the east and south of the property. Please refer to context graphics attached (Attachment #4). There is a large 161-kv, Western Area Power Administration (WAPA), power-line corridor that enters and exits the site along the eastern boundary.

#### Adjacent Uses and Zoning

- North: Single-family Residential District, Environmentally Sensitive Lands, zoned R1-190/ESL; Quail Ridge subdivision and the Tonto National Forest.
- South: Single-family Residential District, Environmentally Sensitive Lands, zoned R1-190/ESL; vacant lands and the Tonto National Forest.
- East: The Tonto National Forest and Western Area Power Administration (WAPA) powerline corridor.
- West: Single-family Residential District, Environmentally Sensitive Lands, zoned R1-43/ESL; Carefree Hills and Vista Valle subdivision communities

#### **Key Items for Consideration**

- Proposes 122 lots on 353 acres
- Environmentally Sensitive Lands Ordinance
- Associated with zoning map amendment case 17-ZN-2014
- Associated with Master Environmental Design Concept Plan (MEDCP) case 1-MP-2005#2
- Planning Commission heard the associated zoning map amendment request (17-ZN-2014) case on June 10, 2015 and recommended approval with a vote of 6-0

## **APPLICANTS PROPOSAL**

#### Goal/Purpose of Request

The applicant requests the approval of a 122-lot residential subdivision in conjunction with a zoning map amendment application (17-ZN-2014) which will rezone the existing Single-family Residential, Environmentally Sensitive Lands (R1-190/ESL) zoning district to the proposed Single-family Residential, Environmentally Sensitive Lands (R1-70/ESL), on 305 acres of a 353-acre site. The zoning map amendment request will allow the owner to create a 122-lot subdivision community, with additional natural area open space (NAOS) and buffers provided. The proposal has increased the densities 0.21 dwelling-units per acre to 0.40 dwelling-units per acre. This preliminary plat request will decrease the density for the proposed densities 0.21 dwelling-units per acre to 0.36 dwelling-units per acre.

The request will provide an increase in Natural Area Open Space, and provide a 200-foot buffer along the western and southern boundaries of the 353-acre site. This 200-foot buffer will be dedicated as a tract with this proposed plat; this tract will remain as Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL).

#### **Development Information**

•	Existing Use:	76-lot Subdivision (vacant unimproved land)
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- Proposed Use: 122-lot Subdivision
  - Parcel Size: 303 acres of a 353-acre site
- Building Height Allowed: 24 feet
- Building Height Proposed: 24 feet
- NAOS Required: 145.62 acres (per ESL Ordinance)
- NAOS Required: 171.25 acres (per case 8-PP-2007)
- NAOS Provided: 189 acres
- Density Allowed: 0.21 du/ac (existing R1-190/ESL)
- Density Allowed: 0.55 du/ac (R1-70/ESL standards)
- Density Proposed: 0.40 du/ac (proposed with 17-ZN-2014)
- Density Proposed: 0.34 du/ac (per case 17-PP-2014)

## **IMPACT ANALYSIS**

#### Land Use

Originally, the site had been approved for a 50-lot subdivision and a golf course upon the site's annexation into the City, in 2000. The associated pre-annexation development agreement identified the density and the golf course use. The annexation development agreement expired after five (5) years of the annexation. The City Council approved a 76-lot subdivision instead of the 50-lot subdivision and golf course entitlement in 2007. The current request will increase the number of lots from 76 lots to 122 lots. The density will increase from 0.21 dwelling units per acre to 0.40 dwelling units per acre. The applicant is requesting rezoning 303 acres of the 353-site. The remaining 50 acres will become Natural Area Open Space (NAOS) in the associated preliminary plat.

The applicant is requesting amended development standards with this preliminary plat. The proposed preliminary plat requires amended development standards to be executed as it is proposed. The amended development standards will not include the minimum net lot area. Although the zoning map amendment request, if approved, will establish a R1-70/ESL ordinance standard, the minimum lot size will be 80,000 square feet. The amended development standards will be amended to reflect this requirement. Please reference Attachment #2 for the proposed development standards.

City staff and the applicant walked the site three times in order to analyze the location of the proposed internal streets. The applicant relocated streets to be more in conformance with the Environmentally Sensitive Lands ordinance. Major wash crossings were significantly reduced with the provided site plan than with the originally approved final plat. Although the number of development envelopes has increased, the total area that can be disturbed by development has decreased; which in turn has allowed for the increase in dedicated NAOS. Please reference the applicant's narrative (Attachment #2) for the comparison of the previously approved final plat, and this preliminary plat request.

If approved, the applicant/owner will be improving the site in three different phases. Phase one will include forty-nine (49) lots and approximately three-fifths of the internal street system. The water and sewer improvements will also be phased with the development of the lots. The entrance and N. Cave Creek Road improvements, street and utilities, will be executed with the first phase of the project. The water line, located within N. Cave Creek Road, will connect to the Desert Mountain golf course located to the north of the site.

This preliminary plat request is also associated with a Master Environmental Design Concept Plan (MEDCP) case 1-MP-2005#2. The associated case will amend the existing MEDCP to be consistent with the proposed preliminary plat. The updated MEDCP will include the proposed lot layout and the additionally provided Natural Area Open Space.

The zoning map amendment request (17-ZN-2014) was heard at the July 1, 2015, City Council hearing. The associated MEDCP will be presented to the Development Review Board in the near future.

#### Traffic

The preliminary plat proposes an increase of 46 lots, compared to the existing 76-lot subdivision plat. The proposal will account for an increase in daily trips from approximately 760 daily trips to approximately 1,220 daily trips. North Cave Creek Road can accommodate the increase in daily trips.

The owner will construct a left turn lane on N. Cave Creek Road at the entrance of the site, and is an on-going requirement established as part of the previously approved final plat (8-PP-2007). The previously approved final plat also required the owner to include a right-turn, deceleration lane on N. Cave Creek Road at the site's entrance. The proposed site plan/preliminary plat identifies a gated entrance into the site.

The proposed preliminary plat will maintain the internal pedestrian trails connection to the "Wildcat Hill" mountainous feature; which is located in the southwestern area of the site. A trailhead-type shade structure will be provided at the southwest corner of "Wildcat Hill" to provide a rustic shaded amenity near the hill. The site plan also identifies an 8-foot-wide paved path, and a 10-foot-wide multi-purpose path, located within the scenic corridor easement, along the N. Cave Creek Road, and an additional trail along E. Bartlett Lake Road.

#### Water/Sewer

The updated basis of water/wastewater reports and the sewer reports for the zoning map amendment case have been conceptually acceptable to the City's Water and Sewer department. The applicant will be required to design, construct, and upgrade any water and sewer infrastructure necessary to provide services to the site.

#### **Public Safety**

The proposal has been stipulated to provide the adequate street right-of-way dedications for all the right-of-way that shall remain as public access. The street right-of-way dedication has been stipulated according to the Transportation Master Plan and the Local Area Infrastructure Plans. Design of the internal private-streets will conform to ESL local residential standards.

Additionally, a minimum 40-foot-wide Emergency and Service Access Vehicle Easement will be provided over all internal streets.

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

The applicant provided the Cave Creek School District a notification letter detailing the zoning map amendment and preliminary plat application requests. The applicant has stated that they have received a response.

#### **Open Space**

This site contains several boulder outcroppings, significant washes, and changes in elevation from 3,240 feet to 3,275 feet above sea level. The Environmentally Sensitive Lands ordinance requires 145.6 acres of Natural Area Open Space (NAOS) to be dedicated by this 353-acre site. The Wildcat Hill final plat, approved in 2007, required the current 76-lot subdivision plat to dedicate 171.25 acres of NAOS. The proposed preliminary plat identifies 189 acres of NAOs being dedicated as per the associated zoning map amendment case. The owner/applicant, with this preliminary plat proposal, is recommending dedicating 239 acres of Natural Area Open Space.

The existing final plat protects the "Wildcat Hill" boulder ridge feature with NAOS easements. The majority of the boulder ridge will be protected with a NAOS and Conservation easement tract that will be dedicated with this proposed "Wildcat Hill" plat. The tract will remove a majority of the peak from existing on private residential lots, and will assign a tract to protect the ridge. A homeowners association will be responsible for the protection of the ridge, versus an individual lot owner.

The existing scenic corridor easement, as dedicated by the existing Wildcat Hill final plat, is fifty (50) feet in width. The scenic corridor easement should be updated to 100 feet, to be in accordance with the scenic corridor requirements of the 2001 General Plan and Transportation Master Plan. The applicant/owner has provided a 100-foot-wide scenic corridor easement, and a scenic corridor buffer ranging from 200 to 360 feet in width along N. Cave Creek Road. The project will also provide a 100-foot-wide, average, scenic corridor easement. The scenic corridor easement will at least provide a minimum width of 45 feet, along E. Bartlett Lake Road.

The proposed preliminary plat identifies a 200-foot-wide NAOS buffer along the western and southern boundaries of the subject 353-acre site. The 200-foot-wide buffer contains 50 acres of Natural Area Open Space that have not been calculated into the application's associated density calculation. This 200-foot-wide buffer will be dedicated as a tract with this proposed plat; this tract will remain as Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL).

## **Policy Implications**

This preliminary plat is consistent in density, street alignment, and open space with the associated zoning map amendment case request (17-ZN-2014). All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to move forward for City Council consideration.

The development densities proposed by the project are at the lower end of the range of density allowed under the existing Rural Neighborhoods General Plan land use category. The proposed densities have been increased from 0.21 dwelling-units per acre to 0.34 dwelling-units per acre. The request will provide an increase in Natural Area Open Space.

#### **Community Involvement**

Property owners within 750 feet of the site have been notified and the site is posted with the required signage for the preliminary plat and associated zoning map amendment case. Staff has received some phone calls and emails regarding the proposed application request. Most comments have been "inquiries," and email from a resident expressed concern with the width of N. Cave Creek Road.

#### **OTHER BOARDS & COMMISSIONS**

#### **Planning Commission**

Planning Commission heard the associated zoning map amendment case request (17-ZN-2014) on June 10, 2015 and recommended approval with a vote of 6-0.

#### **Planning Commission**

At the time that this report was written, the City Council was scheduled to hear this case at the July 1, 2015 hearing.

## **OPTIONS & STAFF RECOMMENDATION**

#### **Recommended Approach:**

Staff recommends that the Development Review Board approve the proposed Preliminary Plat, per the attached stipulations, finding that the provisions of the Development Review Criteria and the Land Division Ordinance have been met.

#### **RESPONSIBLE DEPARTMENTS**

## **Planning and Development Services**

**Current Planning Services** 

#### **STAFF CONTACTS**

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

#### **APPROVED BY**

Jesus Murillo, Report Author

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

 $\frac{6|30|2015}{Date}$ 

## ATTACHMENTS

- 1. Stipulations Exhibit A to Attachment 1 Subdivision Plat Exhibit B to Attachment 1 Natural Area Open Space Plan
- 2. Applicant's Narrative
- 3. Context Aerial
- 3A. Aerial Close-Up
- 4. General Plan Map
- 5. Zoning Map (Current)
- 6. Zoning Map (Proposed 17-ZN-2014)
- 7. Phasing plan
- 8. Building Envelope
- 9. Landscape and Hardscape Plan
- 10. Traffic Impact Summary
- 11. Citizen Correspondence
- 12. City Notification Map



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 CVL Consultants and with the City staff date of April 23, 2015.
  - b. The Master Environmental Design Concept Plan (MEDCP) for Wildcat Hill, associated case 1-MP-2005#2.
  - c. The conceptual Natural Area Open Space plan submitted by CVL Consultants and with the City staff date of April 23, 2015
  - d. The building envelope exhibit submitted by CVL Consultants and with the City staff date of April 23, 2015.
  - e. The conceptual landscape plan submitted by CVL Consultants and with the City staff date of April 23, 2015.
  - f. Water Master Plan for Wildcat Hill; submitted by CVL Consultants accepted on May 25, 2015.
  - g. Wastewater Master Plan for Wildcat Hill; submitted by CVL Consultants, accepted on May 25, 2015.
  - h. Master Drainage Plan for Wildcat Hill; submitted by CVL Consultants, accepted on May 12, 2015.
  - i. Case Drainage Report for Wildcat Hill; submitted by CVL Consultants, accepted on May 12, 2015.
  - j. Water System Basis of Design Report for Wildcat Hill; submitted by CVL Consultants and accepted on May 25, 2015.
  - k. Wastewater System Basis of Design Report for Wildcat Hill; submitted by CVL Consultants, accepted on May 25, 2015.
  - I. Phasing Plan for Wildcat Hill; submitted by CVL Consultants with a City staff date of April 23, 2015.

#### **RELEVANT CASES:**

#### Ordinance

A. At the time of review, the applicable cases for the site were: 7-ZN-2001, 8-PP-2005, 1-MP-2005, 11-TA-2000#3, 17-ZN-2014, and 1-MP-2005#2.

# SUBDIVISION PLAT REQUIREMENTS

#### SUBDIVISION DESIGN

#### Ordinance

2. Maximum dwelling units and maximum density shall be as indicated on the Land Use Budget Table below

Parcel	Gross Acres	Zoning	Approved DU/AC (17-ZN-2014)	Max DU/AC (17-PP-2014)	Max # of Units / Lots
MCR 957-08	360+/- acres	R1-70/ESL	0.41 du/ac	0.36 du/ac	122 lots

#### **DRB Stipulations**

- 2. Development shall conform with the conceptual Natural Area Open Space plan submitted by CVL Consultants, with a City staff date of April 23, 2015. The development shall dedicate a minimum of 249.75 acres of Natural Area Open Space. Any proposed significant change to the conceptual Natural Area Open Space plan, including tracts, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Development Review Board and City Council
- 3. Development shall conform with the conceptual Natural Area Open Space plan submitted by CVL Consultants with a City staff date of April 23, 2015. The proposed tract, located over "Wildcat Hill," shall be maintained as a tract and contain Natural Area Open Space and Conservation Area easements
- 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.

#### STREETS AND RELATED DEDICATIONS:

#### Ordinance

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

Street Name	Street Type	Dedications	Notes
N. Cave Creek Road	Minor Arterial – Rural/ESL Character	55-foot half- street fee simple	
Internal Streets	Locał Residential -	40-foot-wide full-	

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#### ATTACHMENT 1 Approved 7-16-15 (SP)

Rural/ESL Character	street tracts	
- nural/ESE Character		

#### **EASEMENTS DEDICATIONS:**

#### Ordinance

4. 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 DSPM.

#### **DRB Stipulations**

- 5. Each Vista Corridor, a watercourse with a peak flow rate of 750 cubic feet per second or greater, based on the 100-year, 2-hour rain event, shall be dedicated by the owner to the City as a continuous Vista Corridor easement on the final plat. The minimum width of the easement shall be one hundred (100) 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.
- 6. The owner shall dedicate to the City on the final plat a Scenic Corridor Easement for the Scenic Corridor setback width along N. Cave Creek Road. The easement shall be a minimum of 200 feet to 360 feet in width, measured from the right-of-way. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition.
- 7. The owner shall dedicate to the City on the final plat a Scenic Corridor Easement for the Scenic Corridor setback width along E. Bartlett Lake Road. The easement shall be a minimum of width 45 feet and a 100-foot average, measured from the right-of-way. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition.
- 8. The owner shall dedicate to the City on the final plat a minimum 100-foot-wide public non-vehicle access easement, to accommodate a multi-use path along N. Cave Creek Road, as shown on the submitted preliminary plat with the City staff date of April 23, 2015.
- 9. The owner shall dedicate to the City on the final plat a minimum 100-foot-wide non-motorized public access easement, to accommodate a multi-use trail along N. Cave Creek Road, as shown on the submitted preliminary plat with a City staff date of April 23, 2015. The alignment of the trail shall be subject to approval by the city's Transportation General Manager, or designee, prior to dedication.
- 10. The owner shall dedicate to the City on the final plat a minimum 45-foot-wide, with a 100foot average, non-motorized public access easement, to accommodate a multi-use trail along E. Bartlett Lake Road, as shown on the submitted preliminary plat with a City staff date of April 23, 2015. The multi-use trail may exist within the non-motorized public access easement and dedicated right-of-way. The alignment of the trail shall be subject to approval by the City's Transportation General Manager, or designee, prior to dedication.

#### CASE NO. 17-PP-2014

#### **OTHER PROPERTY DEDICATIONS:**

#### Ordinance

E. Development shall conform with the conceptual Natural Area Open Space plan submitted by CVL Consultants with a City staff date of April 23, 2015. The proposed tract, located over "Wildcat Hill," shall be maintained as a tract and contain Natural Area Open Space and Conservation Area easements.

#### **DRB** Stipulation

- 11. Before any certificate of occupancy is issued for the site, any lot to be conveyed to the City as shown on the site plan/subdivision plat with a City staff date of April 23, 2015 shall be conveyed by a general warranty deed and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.
- 12. Owner must dedicate a one-foot-wide vehicular non-access easement on N. Cave Creek Road and E. Bartlett Lake Road, except at the approved street entrances, per the Design Standards and Policies Manual, figure 2.1-3.

#### **ADDITIONAL ITEMS:**

#### **DRB Stipulations**

- 13. The owner will construct a trailhead-type shade structure at the southwest corner of "Wildcat Hill" to provide a rustic shaded amenity in proximity to the hill.
- 14. Update the preliminary plat to demonstrate an unobstructed vertical clearance minimum of 13-foot-6-inches (Fire Ord. 4045, 503.2.1).
- 15. Update the preliminary plat to demonstrate that a "Key switch/pre-emption sensor" shall be required for gates (Fire Ord. 4045, 503.6.1).
- 16. Update the preliminary plat to demonstrate that a fire lane surface will support 83,000 lbs. GVW (Fire Ord. 4045, 2-1.802(3)).

## **IMPROVEMENT PLANS REQUIREMENTS**

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

#### Ordinance

F. Development shall conform to the conceptual Natural Area Open Space plan submitted by CVL Consultants with a City staff date of April 23, 2015. The development shall dedicate a minimum of 249.75 acres of Natural Area Open Space. Any proposed significant change to the conceptual Natural Area Open Space plan, including tracts, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Development Review Board and City Council.

#### **DRB Stipulations**

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

#### LANDSCAPE DESIGN:

#### **DRB Stipulations**

18. 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.

#### **EXTERIOR LIGHTING:**

#### Ordinance

- G. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield, and all exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting
- H. The maximum height of any outdoor lighting source shall be 12 feet above the adjacent finished grade, except for recreation or streetlight uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.

#### **DRB Stipulations**

- 19. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line.
  - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.0-foot-candles. All exterior luminaires shall be included in this calculation.
  - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 4.0-foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.6-foot above grade; along the entire property line shall not exceed 0.1-foot-candles. All exterior luminaires shall be included in this calculation.
  - c. The total lumens per luminaire shall not exceed 24,000 lumens.

#### DRAINAGE AND FLOOD CONTROL:

#### DRB Stipulations

- 20. Submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager, or designee, of the Stormwater Management Department of the Community and Economic Development Department.
- 21. Demonstrate consistency with the accepted master drainage plan and report.
  - a. For any design that modifies the accepted master drainage report, the owner shall submit a site-specific addendum to the final drainage report and plan, subject to review and acceptance by the Stormwater Manager or designee.
  - b. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.

#### STREETS AND RELATED IMPROVEMENTS:

#### **DRB Stipulations**

22. 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
N. Cave Creek Road	Minor Arterial – Rural/ESL Character	55-foot half- street fee simple	a, b, c, d, and g
Internal Streets	Local Residential - Rural/ESL Character	40-foot-wide full- street tracts	e, f, and h

- a. Construct a left turn lane, on N. Cave Creek Road, at the site's entrance; as approved as part of previous case (8-PP-2005) for this site, and recommended in traffic impact study for this case.
- b. Construct a right turn deceleration lane on N. Cave Creek Road at the site entrance at; as approved as part of previous case (8-PP-2005) for this site, and recommended in traffic impact study for this case.
- c. Remove all entry drive islands/medians from the N. Cave Creek Road public right-ofway. Owner must provide a maximum entry median width of twenty (20) feet.
- d. Provide a pavement marking plan for N. Cave Creek Road intersection improvements. The intersection improvements should include enough width at the south end of the entrance to provide a two-way left turn lane/vehicle refuge area for exiting vehicles.
- e. All one-way travel lanes for the site entry drive and internal streets must provide a minimum sixteen (16) feet of pavement, with twenty (20) feet of drivable surface, as per the Design Standards and Policies Manual Sec. 2-1.806 and Fig. 2.1-3.
- f. Local Residential Rural/ESL street cross section requires a 6-foot-wide shoulder along both sides, not 4 feet as shown. Fig. 5.3-19. DSPM Sec. 5-3.100.
- g. Owner must dedicate the necessary right-of-way, as determined by City staff, and construct right-turn deceleration lanes at all site entrances on N. Cave Creek Road.
- h. All internal private street tracts must be dedicated to provide an emergency and service vehicle access easement.

ATTACHMENT 1 Approved 7-16-15 (SP)

#### **BRIDGES/WASH CROSSINGS AND HEAD WALLS:**

#### **DRB Stipulations**

23. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

#### PATH, TRAILS AND RELATED IMPROVEMENTS:

#### **DRB Stipulations**

- 24. Before any building permit is issued for the site, the owner shall dedicate to the City a minimum 100-ft foot-wide public non-vehicle access easement, and construct a minimum 8-foot-wide multi-use path along N. Cave Creek Road before any certificate of occupancy is issued for the site, as shown on the submitted site plan/subdivision plat with the City staff date of April 23, 2015. The path shall be designed in conformance with the Design Standards and Policies Manual.
- 25. Before any certificate of occupancy is issued for the site, the owner shall construct a minimum 10-foot-wide multi-use trail along N. Cave Creek Road, as shown on the submitted site plan/subdivision plat with the City staff date of April 23, 2015. The trail shall be contained within a minimum 100-foot-wide public non-vehicle access easement dedicated to the City before any building permit is issued for the site. The alignment of the trail shall be subject to approval by the City's Zoning Administrator or designee prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual.
- 26. Before any certificate of occupancy is issued for the site, the owner shall construct a minimum 10-foot-wide multi-use trail along E. Bartlett Lake Road. The trail shall be contained within an average 100-foot-wide, and a 45-foot-wide minimum, public non-vehicle access easement dedicated to the City before any building permit is issued for the site. The alignment of the trail shall be subject to approval by the City's Zoning Administrator or designee prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual. The multi-use trail may exist within the non-motorized public access easement and dedicated right-of-way
- 27. All internal private street tracts must be dedicated to provide a non-motorized public access easement for trail purposes.

#### WATER AND WASTEWATER STIPULATIONS

#### Ordinance

- J. The onsite and offsite water capital facilities (reservoir and two booster stations) must be operational prior to the issuance of up to a maximum of eight (8) building permits, within Zone 16, per SRC Sec. 49-17.
- K. This development shall be responsible for the construction and cost to construct an 8-inch water line in Cave Creek Road from the Desert Mountain Painted Sky subdivision to the Wildcat Hill subdivision, in conformance with the Design Standards and Policies Manual, Sec. 6-1.402.
- L. The reservoir parcel shall be deeded to the City concurrently with the plat approval and shall be an exception to the plat.

- M. The existing water line, presently in Tract" G", shall be replatted in a tract identical in geometry to the presently platted tract.
- N. The applicant will be required to design, construct, and upgrade any sewer infrastructure necessary to provide services to the site.

#### **DRB Stipulations**

- 28. 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.
- 29. Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies an approved master water or wastewater report requires from the owner a site-specific addendum to the respective master report, subject to review and approval by City staff.

#### **ADDITIONAL ITEMS:**

#### Ordinance

- O. The owner shall have each Master Infrastructure Plan, specified below, prepared by a registered engineer licensed to practice in Arizona. Each Master Plan shall be subject to City staff approval before any further Development Review Board submittal. Each Master Plan shall include a complete description of project phasing, identifying the timing and parties responsible for construction.
  - a. Circulation Master Plan
  - b. Drainage Master Plan
  - c. Water Master Plan
  - d. Wastewater Master Plan
- P. Before any other submittal to the Development Review Board, the owner shall submit its Master Environmental Design Concept Plan for Development Review Board review. The Master Environmental Design Concept Plan shall address the following.
  - a. 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.
  - b. Native plant relocation program and revegetation guidelines for each parcel.
  - c. Overall streetscape concepts which incorporate street side and median landscape design concepts, plant and landscape materials, perimeter, head and screen wall designs and locations.
  - d. Typical outdoor lighting plan for streetlights and design concepts and general specifications for parking lots, paths, trails, and landscaping.
  - e. General design and architectural themes assuring overall design compatibility of all buildings and structures on the site.
  - f. General signage/graphic concepts for development signs, including locations and typical design concepts.

#### ATTACHMENT 1 Approved 7-16-15 (SP)

#### CASE NO. 17-PP-2014

- g. Construction phasing plan.
- h. 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.
- i. Other applicable elements, as determined by City staff.

Page 9 of 9

#### NOTES

- POOL TO BE SECURED FROM LINWANTED ACCESS AND APPROVED BY SEPARATE PERMIT, POOL SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES. STREETS, ON TO AN ADJACENT LOT, OR TRACT OF LAND ALL INCOMMOLAL ECUPRICHTING CONDITIONER, POOL ECUPRICHT, ETC.) SHALL BE
- ALL RECHARGUL EQUIPARENTI/AR CONDITIONER, POOL EQUIPARENT, ETC) SHULL BE SCHEENLD, ANNUAM OF CARL, SIY FOOT INCHER HAN THE HORSENT ROTTON OF THE EQUIPARENT, AND SHULL BE COMPATIBLE WITH THE ADJACENT AUXISULTING. IN DESCRIPTION OF A DESCRIPTION OF A DESCRIPTION OF A DOLD STAND OWL A VERSE BE OFFERED FOR SHOT OWNER, AND LECTED A DISC STAND OWL A VERSE BE OFFERED FOR A FEOTONISM FLOCE OF THE RESTAND SHOT PAINT SLIC SARETHER THAN SON OF THE FOOTING THE SCHULT NECESSION. SHOT PAINT EMPORATINGCURT THEROTION THAT IS REQUIRED ON IS OFTIONALLY MICRODE SHULL BEIN A ACCOMPANY FMONT THAT IS REQUIRED ON IS OFTIONALLY MICRODE SHULL BEIN A ACCOMPANY. WITH THE REPORT OF THE REQUIRED ON IS OFTIONALLY MICRODE SHULL SHIN ADDACEMENT HIM THE REPORT OF THE REQUIRED ON IS OFTIONALLY MICRODES AND BEIN A ACCOMPANY. WITH THE SOUND OFTIONALE AND THE OBSING STANDADOD AND
- POLICIES MANUAL

#### NAOS REVEGETATION PLAN NOTES:

- MINOR MODIFICATION TO THE APPROVED LANDSCAPE/REVEGETATION PLANMAY BE APPROVED BY THE UNSPECTION SERVICES PLANMING INSPECTION STAFF. ALL SALVAGE PLANT RELOCATION AND REVEGETATION SHALL COMPLETED PRIOR TO
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- ALL SUVAGE PLANT RELOCATION AND REVERE THION SMALL COMPLETED WHEN ID THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. AREA WITHIN THE SIGHT DISTANCE TRANSIGESIS TO BE CLEAR OF LANDSCHING, SIGNS OF OTHER VISIOLITY OBSTRUCTORS WITH A REUCH OF DRATTER THAN 2 FRET. THES WITHIN THE SAFETY TRANSIE SHALL HAVE A CANOPY THAT BEGINS I FEET IN HIGHT UPON INSTALLITON ALL HEIGHT ARE MEASURED FROM INCERED STREET ING FLEVATION.
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- 10 NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE
- (MAG) AREAS. 12. THE NACE WILL BE IDENTIFIED AND ROPED OFF WITH YELLOW ROPE DURING CONSTRUCTION.
- CONSTRUCTION. 13. SURFACE OF DISTURBED SOLLS TO BE RAKED TO MATCH EXISTING SOLLS. NO DECOMPOSED GRAINTE WILL BE ADDED TO NAOS AREAS.

ENVIRONMENTALLY GENSITIVE LANDS ORDINANCE (ESLO) BUILDING & SITE DEVELOPMENT NOTES:

- LAND DESIGNATED AS NATURAL AREA OPEN SPACE ONNOSI SHALL BE PERMANENTLY MANTANEO AS OPEN SPACE. THE ENTIRE MADS WILL BE PERMANENTLY MAINTAINED AS NATURAL OPEN SPACE THROUGH EASEMENT, DONATION OF DEDICATION TO THE CITY. OR OTHER ENTITY, MADS SMALL BE MAINTAINED BY THE PROPERTY OWNER.
- NON-INDIGENOUS PLANT MATERIALS ARE LIMITED TO ENCLOSED AREAS AND SHALL NOT

- NON-MODICIPUUS PLANT MATERIALS ARE LUNTED TO ENCOSED AREAS AND SHALL NOT EXCERD OTER IN MEICHT. TURF IS UNITED TO ENCLOSED AREAS NOT VISIBLE FROM OFFATEALOWER LEUXITONS. REPACTIVE BULINEM MATERILS ARE PROVINGE A LIGHT REFLECTIVE VALUE (ARV) ORATER TRAN EXCENSION AND ALL CHANNE OF ANIT MANER AND ALL AND ALL AND ALL AND ALL CHANNE OF ANIT MANER AND ALL AND ACTIVER. CHANNE OF ANIT MANER AND ALL BOOK OF COLOR ON FILE IN THE CITY PLANNED CENTRATING IN AND ALL AND ACTIVER.

#### BENCHMARK MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY MARCOPA ECONTY GEODETIC CORNER # 323619-1 FOUND - BLM CAPPED PIPE ELEV. 3149.645 NAVD 58 DATUM

CITY OF SCOTTSDALE QUARTER SECTIONS: 22; 27

#### PROPOSED ZONING PROPOSED ZONING: R1-70

EXISTING ZONING

EXISTING ZONING P1.190

NOTE: ALL LOTS THAT CONTAIN EXISTING WASHES OF 50 OF SOR WORD THAT DIVIDE THE DEVELOPMENT ENVELOPE SHALL FREE BY LOT OWNER A WASH MCDIFICATION WANTER WITH THE CITY OF SCOTTSDALE PRIOR TO PALLING ANY BUILDING PERMITS OF SCOTTSDALE PRIOR TO PALLING ANY BUILDING PERMITS ARY GRADING PLANE



TRACT D

TRACT I

IRACT AREA TABLE TRACT SQUARE FEET ACRES

TRACT 6 7,591.27 0.17

TRACT C 443.44 0.01

TRACT E 1,961,63 0.05

TRACE F 13.025 85 0.30

TRACT 6 17,307 45 0.40

TRACT H 17,792.79 0,41

TRACI J 24,608,62 0.56

TRACT K 473,953 68 10.86

TRACT L 134.359 27 3.08

TRACT M 10.232.05 0.23

TRACT N 7,505.13 0.17

TRACI 0 973.913.36 22.38

TRACT P 187,960.13 4.20

INACI Q 129,168.32 2.97

TRACT P 262,738.64 6.03

TRACT S 32.933.87 0.76

TRACT T 15,138.12 0.37

TPACT U 4,137.64 0.08

TRAC1 V 5,970 73 0,14

TOTAL 2,394.17 54.96

TRACE & NOT USED.

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SHEET INDEX:	GROSS ACREAGE	1014
1. COVER SHEET	ABEA OF ROW	19.98
2. KEY MAP	NFT ACREAGE	303.16
3. SITE CROSS SECTIONS	TOTAL TRACT ACREAGE	94 96
4. BOUNDARY MAP	TOTAL NUMBER OF LOTS	112
	OVERALL DEWSITY	2.89
5. PHASING PLAN	AVERAGE LOT SQUARE FEET	P9,342
5-27. PLAN SHEETS	TOTAL OPIN SPACE ACRIAGE	249.75
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27         134,473.00         3.10         10         70         90,232.01         20           11         00,207.20         2.00         10         77         91,855.54         2.10           11         00,207.20         2.00         107         72         90,855.54         2.10           11         00,207.20         2.00         107         72         90,655.64         2.00           11.3         116,235.32         2.87         107         72         80,605.54         2.00           11.4         651.10         1.35         107         72         80,605.54         2.27           11.6         655.47.10         1.35         107         73         180,602.87         2.27           11.7         94,630.22         2.07         107         73         180,602.87         2.13           11.9         91,143.72         2.00         107         180,603.97         1.07         181,602.87         2.6           11.2         2.2993.13         1.81         1.07         180,603.92         1.6         1.7         91,904.64         2.3           11.7         94,819.88         1.87         1.97         1.166,604.60         1.87         1.166,64.			<u> </u>					2.37
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OI 12         94,387.18         2.21         LOT 73         90,886.84         2.0           OI 13         116,256.22         2.87         LOT 74         85,409.35         2.87           OI 14         85,140.2         3.57         LOT 74         85,409.35         2.87           OI 14         85,140.2         3.57         LOT 74         85,409.35         2.87           OI 15         155,541.02         3.57         LOT 74         85,409.35         2.27           OI 18         94,977.35         2.27         LOT 78         13,06.91.78         3.0           OI 18         94,977.35         2.27         LOT 78         13,06.91.78         3.0           OI 19         94,897.92         2.10         OI 78         13,06.91.79         3.0           OI 20         94,897.92         2.10         OI 78         13,06.91.79         3.0           OI 21         82,784.06         1.50         LOT 83         84,152.46         2.0           OI 22         2.64.19.79         1.61         LOT 83         84,152.46         2.0           OI 25         82,46.20         1.81         LOT 84         86,450.20         3.0           OI 26         83,46.20         1.85 <td>Ø1 10</td> <td>94,284.87</td> <td>2 15</td> <td></td> <td>LQI</td> <td>75</td> <td>91,855.54</td> <td>7.11</td>	Ø1 10	94,284.87	2 15		LQI	75	91,855.54	7.11
01         11         116.238.32         2.87           01         13         116.238.32         2.87           01         14         1.95         107         13.00017         2.87           01         14         1.95         1.97         115.00017         2.87           01         16         3.57         1.07         15.00017         2.87           01         16         3.57         1.07         15.00017         2.87           01         16         3.57         1.07         15.00017         2.87           01         16         9.534.58         2.27         1.07         10.0537.8         3.0           01         16         9.534.58         2.27         1.07         10.052.69         1.8           01         21         6.316.59         1.81         1.07         10.052.69         1.8           01         21         6.316.59         1.81         1.07         1.06.64.17.6         4.2           01         21         6.31.69         1.81         1.07         1.06         1.07.82         1.07           01         25         25.45.29         1.81         1.07         1.07         1.07	ศาเ	90.501.29	2.08		LOT	Ц	82.056.29	1.88
III         65.114-00         1.95           III         15.54-163         1.57           IIII         15.54-163         1.57           IIII         15.55.4-163         1.57           IIIII         15.55.4-163         1.57           IIIIII         15.55.4-163         1.57           IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	IF 12	96,387,18	2.21	1 [	ı¢1	73	90.9.55.84	2.01
T 16         155,641,62         3.57           17         16         155,641,62         3.57           17         16         152,391,15         3.50         1.01         77         335,022,27         1.01         77         335,022,27         1.01         77         335,022,27         1.01         77         335,022,27         1.01         79         1.06,022,07         3.5         0.01         78         1.02,022,77         3.5         0.01         78         1.02,022,77         3.5         0.01         3.01         3.01,43,27         2.22         1.07         80         1.05,28         1.61         1.07         80         3.02,86         1.01         1.02         84,452,46         2.0         1.07         80         3.02,86         1.01         1.01         80         60,59+.52         1.61         1.07         80         60,59+.52         1.62         1.01         60         60,59+.52         1.01         1.01         60         1.02         84,452,46         2.0         1.01         60         60         60         60         1.01         60         60         60         7.01         1.01         60         60         60         60         7.01         7.01         7.01	11 13	116.238.52	2.87	1 [	LÓŤ	74	83,409.53	1.91
Dir 16         152,291.15         3 90           Dir 17         134,092.67         30           Dir 17         144,630.02         21.7           Dir 18         64,677.2         2.7           Dir 19         65,534.59         2.27           Dir 10         65,534.59         2.27           Dir 10         66,677.2         2.0           Dir 20         14,637.2         2.0           Dir 21         62,766         1.90           Dir 22         62,693.15         1.91           Dir 23         64,766         1.90           Dir 24         64,766         1.90           Dir 25         62,648         1.90           Dir 26         64,766         1.90           Dir 26         64,769         1.90           Dir 26         64,769         1.90           Dir 26         52,648.79         1.90           Dir 26         55,101.70         1.95           Dir 26         55,101.70         1.95           Dir 26         57,526.77         1.91           Dir 26         57,526.77         1.91           Dir 27         57,526.77         1.91           Dir 26         5	OF 14	85.114.01	1.95	) [	107	75	115,000 17	2.64
III         94.463.02         2.17           IIII         94.463.02         2.17           IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	IT 15	155,641.02	1.57		101	76	95.367.74	2.21
01         17         94.483.02         2.17           01         17         94.483.02         2.17           01         19         96.573.78         2.27           01         19         96.573.78         2.27           01         19         96.573.78         2.27           01         19         96.573.78         2.07           01         20         91.453.72         2.10           01         21         2.27.16         1.60         1.64.74           01         22         2.92.11         1.61         1.07         2.64.75.72         1.67           01         22         2.92.11         1.61         1.07         2.62.22.22         1.07         8.4.169.96         1.93           01         22         2.94.17         1.91         1.07         4.61.27.79.12         1.8           01         22         2.63.17.75         1.91         1.07         4.61.27.94.27         1.8           01         25         2.64.27         1.91         1.07         1.91.669.42         2.2           01         25         2.64.26         1.85         1.07         1.91.669.42         2.2           01		152,391 15		1 1	_	_		3.08
DI         8         96,077.35         2.27           DI         10         96,507.35         2.27           DI         10         96,507.35         2.27           DI         10         97,675.05         2.27           DI         10         97,675.05         2.27           DI         10         97,675.05         120           DI         21         52,765.06         1.50           DI         22         62,677.15         1.61           DI         22         62,677.15         1.61           DI         22         62,677.15         1.67           DI         24         61,492.50         1.67           DI         24         61,492.50         1.67           DI         25         62,677.19         1.07           DI         26         60,077.19         1.07           DI         26         60,077.19         1.07           DI         26         60,077         1.09           DI         27         50,17.6         1.67           DI         20         50,37.20         1.68           DI         20         51,07.6         1.68	_			1 1		78		3.71
D1 10         66.53.53         2.27         LD1 80         186.41 76         4.2           D1 20         31.453 72         2:0         LD7 80         56.52 46         2.5           D1 20         31.453 72         2:0         LD7 80         56.52 46         2.5           D1 22         62.593 31         1.81         LD7 80         56.52 46         2.5           D1 23         62.645         1.60         1.67         56.452 46         2.5           D1 23         62.645         1.60         1.67         1.67 8.5         56.52 46         2.7           D1 25         62.645         1.60         1.67         1.67 8.5         56.52 46         2.7           D1 26         63.597.71         1.9         LD7 85         1.68,560 20         3.6           D1 26         63.594.72         1.6         LD7 88         86.500 20         3.6           D1 26         63.594.72         1.6         LD7 88         86.500 20         3.6           D1 26         63.594.72         1.6         LD7 80         97.501.13         3.2           D1 26         63.594.72         1.6         LD7 80         86.502.80         1.6           D1 30         63.594.72				1 1				3.00
D1 20         11.433 72         2:0         LCT 81         80.152 96         16           D1 21         82.764 00         1.50         0         0         2         64.732 46         1.50           D1 22         82.764 00         1.50         0         1.07 83         64.732 46         2.50           D1 22         82.764 00         1.50         0.07 83         64.732 46         2.50           D1 22         82.84.789         1.61         1.07 83         64.732 46         2.50           D1 22         82.84.789         1.69         1.07 83         1.65 820 02         2.50           D1 25         82.84.789         1.50         1.67         1.16.66 46         2.50           D1 26         80.151.25         1.64         1.67 83         1.69 84         2.50           D1 28         87.54.299         1.69         1.07 84         86.000 62         1.80           D1 20         80.153.54         1.66         1.07 93         81.520 61         1.05         1.07 84         80.500 62         1.81           D1 20         80.753.50         1.60         1.07 93         81.820 7.11         1.22           D1 30         80.143.16         1.66         1.67 97				1				4.25
DT         21         82,784.00         1.90         LOT         84,452.46         2.0           01         22         62,963.75         1.81         LOT         82         84,452.46         2.0           01         22         62,493.76         1.81         LOT         84         452.46         2.0           01         22         61,493.00         1.87         LOT         85         452.46         2.0           01         25         61,493.00         1.87         LOT         85         42.92         2.6           01         25         63,493.20         1.80         LOT         85         42.02         0.8           01         27         60,151.25         1.84         LOT         85         40.66         2.3           01         26         55.02.29         1.88         LOT         85         40.73         2.1           01         26         55.03.20         1.83         LOT         81.99.21         2.0         1.30         2.03.21         2.0         1.30         2.03.21         2.0         1.30         2.03.21         2.0         2.0         2.0         2.0         2.0         2.0         2.0								1.64
0         2         6.349.3         1.6 <td></td> <td></td> <td>· · · ·</td> <td>4</td> <td></td> <td>-</td> <td></td> <td></td>			· · · ·	4		-		
C1         23         64,189,89         193         LC7         64,189,89         193           C7         24         64,189,80         193         LC7         126         52,468,27         126           C7         24         64,189,50         187         LC7         126         52,468,27         126         127,82,046,27         126         127,82,046,27         126         127,82,046,27         126         127,82,046,27         126         127,82,046,27         127         126,0151,25         146         LC7         62,0151,25         146         LC7         62,050,146,2         23         LC7         62,050,146,2         23         LC7         62,650,06         136         127,26,87,07,14         128         127,26,46,17,14         148         LC7         63,050,07         137,27         126,01,13,12         23         LC7         62,650,07         137,27         126,01,01,13         122         127,01,13         123         127,01,13         123         127,01,13         123         127,01,13         123         127,01,13         123         127,01,01,13         123         127,01,01,01,01,01,01,01,01,01,01,01,01,01,				-				
01         24         61,493.00         1.67           01         25         82,44.29         1.60           01         25         82,44.29         1.60           01         25         82,44.29         1.60           01         25         82,44.29         1.60           01         25         82,44.29         1.60           01         27         60,151.25         1.44           01         27         60,151.25         1.44           01         27         60,151.25         1.44           01         26         50,27.29         1.68           01         26         50,27.29         1.68           01         26         50,26.29         1.82           01         26         50,26.29         1.82           01         26         50,26.29         1.82           01         26         50,26.29         1.82           01         26         50,26.29         1.82           01         26         50,26.29         1.82           01         26         1.82         1.92           01         26         1.92         1.92	_							_
D1 25         B2,845 29         1.90           D1 26         B2,845 29         1.90           D1 26         B2,845 29         1.90           D1 26         B2,845 29         1.91           D1 26         B2,845 29         1.81           D1 26         B2,845 20         1.81           D1 26         B2,845 20         1.81           D1 26         B2,845 20         1.81           D1 36         B2,358 20         1.81           D1 36         B2,358 20         1.87           D1 37         B2,479,45         1.89           D1 36         B2,358 20         1.07           D1 37         B2,479,45         1.81           D1 38         B2,352 82         2.01           D1 39         B2,352 82         2.01           D1 39 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>								
1         26         45,027,71         1.91         L01 67         111,669,46         22           1         72         65,0157,25         1.44         L07 68         166,006,05         1.6           1         72         65,0157,25         1.44         L07 68         166,006,05         1.6           1         72         65,017,26         1.45         L07 68         66,006,05         1.6           1         70         65,017,26         1.45         L07 61         62,020,13         1.2           1         70         65,017,26         1.45         L07 61         62,020,27         1.9           1         71,37         2,65,722,20         1.9         L07 62         61,030,02         1.9           1         32         65,726,20         1.9         L07 62         61,030,02         2.9           1         33         0,143,16         1.64         L07 62         61,030,02         2.9           1         34         62,250,81         1.67         1.07 62         61,030,02         2.9           1         35         62,768,89         2.03         L07 69         63,040,02         1.07 100         64,040,02         2.2	_							_
DT         27         60.151.25         1 etc.           DT         27         60.151.25         1 etc.           DT         28         54.29.29         1.68         1.07         60.070.16         2.3           DT         28         54.29.29         1.68         1.07         60.335.40         1.68         1.07         60.335.41         1.60           DT         30         60.535.40         1.68         1.07         60.335.41         1.60           DT         30         60.535.40         1.68         1.07         60.335.41         1.60           DT         26.653.62         2.12         1.07         62.637.47         2.1           DT         26         57.250         1.82         1.07         62.637.47         2.1           DT         35         62.163.16         1.68         1.07         62.637.47         2.1           DT         36         1.68         1.68         1.07         67         69.37.287         1.01           DT         36         1.68         1.67         1.67         1.67.188         1.67         1.67.188         1.67           DT         36         1.67.16         2.32         1.07 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>								
H         88         89,542.99         1.89         LOT 63         89,060.05         1.8           H         73         55         1.65         LOT 60         97,001.13         2.2         LOT 60         97,001.13 </td <td></td> <td></td> <td></td> <td>!  </td> <td></td> <td><b>.</b></td> <td></td> <td>7.56</td>				!		<b>.</b>		7.56
D7 20         85.101.74         1.85           D7 20         85.101.74         1.85           D7 30         95.405.72         1.07         90.455.54         1.85           D7 30         95.405.92         1.07         91.455.24         2.0           D7 30         105.54.02         2.42         1.07         91.455.24         2.1           D7 30         105.54.02         2.42         1.07         91.455.24         2.0           D7 30         105.54.02         2.42         1.07         101.458.02         2.2           D7 30         105.54.02         2.32         1.07         101.458.02         2.3           D7 40         106.456.97         1.65         1.07         101.53.146         2.15           D7 44         106.456.97         1.87         107         101.53.146         2.15           D7 44         106.456.91	_							2.52
10         80.235.36         1.65           13         62.455.22         2.12         C07 82         61.362.03         1.92           13         26.455.22         1.92         C07 82         61.364.30         1.82           14         62.455.25         1.99         C07 82         61.364.30         1.82           15         62.455.25         1.97         C07 82         69.363.27         2.1           15         61.256.45         2.47         C07 85         99.503.28         2.3           16         105.544.62         2.47         C07 85         99.503.28         2.3           150         105.544.62         2.42         C07 85         98.353.90         1.1           150         105.744.62         2.32         C07 85         98.353.90         1.1           150         105.755         1.87         C07 100         63.646.87         1.85           140         60.456.49         1.85         C07 101         105.717.44         2.4           151         2.13.29         2.01         C07 103         107.717.44         2.4           152         4.13.99         1.98         C07 103         107.717.44         2.4           1			1.89		LOT	69		1.98
3         92,03,92         2,12         LC7         82         81,384,30         1.4           1         2         66,752,50         1.49         LC7         82,030,62         1.49           1         2         66,752,50         1.49         LC7         82,030,62         1.42           1         2         66,752,50         1.49         LC7         62,030,62         1.42           1         35         63,143,14         1.64         LC7         65         99,023,02         2.2           1         57         52,250,83         1.87         LC7         62         69,23,02         2.2           1         37         62,74,74         2.4         LC7         66         69,213,20         2.2           1         37         62,74,74         2.4         LC7         66         69,218,20         2.1           1         37         72,74,74         4.86         LC7         100         100,140,42         2.2           1         37         37,236,20         1.65         LC7         100         100,114,124         2.4           1         46,64,65,7         1.67         LC7         100,100,114,124         2.4         1	T 29	85.101.76	1.95		101	90	97,501.13	2.23
132         85.752.50         1.69         LOT 62         85.050.92         1.8           133         80.145.16         1.64         LOT 64         93.647.77         2.1           135         82.0145.16         1.64         LOT 64         93.647.77         2.1           136         60.058.01         1.65         LOT 64         96.053.02         2.2           136         62.058.01         2.87         LOT 64         96.033.02         2.2           137         62.76.78         1.67         LOT 64         96.033.02         2.2           137         62.76.78         1.67         1.01.283.02         2.3         LOT 64         96.218.80         1.67           138         101.140.20         2.32         LOT 109         93.362.60         1.1         1.3         1.03.02.62         1.1           130         85.376.85         1.65         LOT 100         63.64.07         1.0         1.14.23.02         2.0           140         60.045.05         1.65         LOT 100         103.171.24         2.4         2.14.00         2.01         LOT 100         105.014.62         2.5           14         60.445.85         1.68         LOT 100         105.02.27 <t< td=""><td><b>06</b> T</td><td>80,635.38</td><td>1.65</td><td></td><td>LOT</td><td>91</td><td>88,352.51</td><td>2.03</td></t<>	<b>06</b> T	80,635.38	1.65		LOT	91	88,352.51	2.03
N 33         80,143,16         1.64           M 34         61,368,361         1.67           M 35         61,368,361         1.68           M 35         62,368,374         1.61           M 36         62,568,473         1.67           M 36         62,568,473         1.62           M 36         62,568,473         1.67           M 36         62,568,473         1.67           M 36         1.65,544,62         2.42           M 37         52,727,64         1.68           M 35         62,568,47         3.22           M 35         62,568,47         3.22           M 35         62,568,47         1.62           M 35         62,568,47         1.62           M 35         62,568,47         1.62           M 35         62,568,47         1.62           M 45         60,450,47         1.62           M 45         7.320,425         1.67           M 44         62,350,47,48         1.68           M 44         62,350,78         1.69           M 44         62,350,78         1.69           M 44         62,350,78         1.69           M 46         64,450,81	16 16	92.493.92	2.12		LQT	82	81,384.30	1.87
77         58         61,369.29         187         Coff e5         94,803.82         2.2           71         55         62,506.81         168         Coff e5         94,803.82         2.2           73         56         62,506.81         66         Coff e5         94,803.82         2.2           71         73         62,7479.44         168         Coff e5         94,823.05         2.2           71         73         62,7479.44         168         Coff e5         94,823.05         2.2           71         73         66,746.85         2.03         Coff e5         93,823.05         2.0           71         70         66,756.85         2.01         Coff 100         13,864.87         1.5           71         40         60,456.49         165         Coff 100         13,164.92         2.3           71         40         60,456.49         165         Coff 100         13,164.92         2.2           71         41         67,746         2.6         Coff 100         13,164.92         2.2           71         42         64,746         2.01         Coff 100         166,657.86         1.6           71         46 <td< td=""><td>of 32</td><td>86.752,50</td><td>1,99</td><td></td><td>LÖľ</td><td>93</td><td>65.030 92</td><td>1.95</td></td<>	of 32	86.752,50	1,99		LÖľ	93	65.030 92	1.95
of 35         82,506.81         1.65           01 30         00,504.65         2.47           01 30         00,504.65         2.47           01 30         00,504.65         2.47           01 30         00,504.65         2.47           01 30         00,504.65         2.42           01 30         00,504.65         2.42           01 30         00,504.65         2.32           01 30         00,504.65         2.32           01 40         00,604.69         1.65           01 40         00,604.69         1.65           01 41         00,604.50         1.65           01 41         00,604.50         1.65           01 42         4.309.75         1.87           01 44         9.7340.03         2.01           01 44         9.7340.03         2.01           01 44         9.7340.03         2.01           01 44         84.49.05         1.68           01 46         48.49.05         1.69           01 46         84.49.05         1.69           01 46         84.49.05         1.69           01 46         84.49.05         2.10           01 46         84.4	01 32	50.143.16	1.84		LOT	94	92,647,47	2.12
N 56         105.544.05         2.42         LOT #2         101.283.05         2.3           N 57         25.779.44         4.66         LOT #2         60.715.72         2.32           N 50         101.02         3.22         LOT #2         60.715.72         2.32           N 40         0.0454.84         1.66         LOT #2         101.283.05         1.3           N 40         0.0454.84         1.66         LOT #2         101.102         5.338.00         1.3           N 40         0.0454.84         1.66         LOT #0         1.04.1042         3.3         1.07         101.102.1042         3.3           N 4.5         1.500.165         LOT #0         107.102.162.17.32         1.07         101.102.12.3         101.102.12.	я 54	81,309.89	1.87		s,	85	96,303.B2	2.21
01         92,478,44         1.66         L07 58         88,213,72         2.0           07         30         86,378,46         1.65         L07 58         91,362,60         1.7           07         40         86,456,49         1.65         L07 100         1.54,664,97         1.8           07         40         86,456,49         1.65         L07 100         1.53,614,69         1.8           07         40         86,456,49         1.65         L07 101         153,164,617         2.0           07         40         86,456,49         1.65         L07 101         153,014,62         1.7           07         41         87,314,03         2.01         L07 100         163,014,62         1.6           07         42         87,314,03         2.01         L07 100         66,357,65         2.6           07         42         84,245         2.03         L07 100         66,357,74         1.8           07         49,251,425         2.13         L07 101         81,63,126         1.8           07         49,251,425         2.13         L07 110         81,64,126         1.2           07         69,251,425         2.13         L07 110	of 34	82,508.81	1 BS		w	98	86,218.87	1.98
of 36         101,140,28         2.32         L07 198         93,362.60         1,11           07 36         86378.65         2.03         L07 198         93,362.60         1,11           07 40         864578.65         1.65         L07 100         63,684.70         1,62           07 41         86,685.09         1.65         L07 102         153,014.62         2,32           07 41         86,685.09         1.65         L07 102         153,014.62         2,35           07 42         81,309.75         1.67         L07 104         103,712.44         2,35           07 44         87,314.003         2,01         L07 106         66,687.28         2,01           07 44         86,440.53         1.68         L07 107         168,687.23         2,8           07 44         86,440.53         1.68         L07 106         166,537.62         1,85           07 4         86,441.55         2,14         L07 106         166,537.62         1,85           07 40         86,442.55         2,10         L07 110         86,537.42         1,95           07 40         2,814.55         2,13         L07 110         86,537.42         2,07           07 50         9,215.72	01 30	105,544.05	2.47		LOT	\$7	101,285.05	2.33
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LOT 61 80.925 85 1.86

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07 117 162,149.42 3,72

LOF 118 147 749.58 3.39

LOT 118 138,962 /7 3.14

LOT 120 124,147 37 2.85

LOT 121 220.695.65 5.07

LOF 122 218,572 64 5.01

#### PRELIMINARY PLAT FOR WILDCAT HILL



Exhibit A to Attachment 1





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AV PLATFOR WLOCA





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PRESMENSARY PLATFOR WEDGA



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### 17-PP-2014 4/23/2015

Exhibit B to Attachment 1

# **PROJECT NARRATIVE**

Salero Driv

ATTACHMENT #2

OCTOBER, 2014 Revised April 2015

Wilde

17-PP-2014 4/23/2015

BARTLETTDAM ROAD



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## I. <u>EXECUTIVE SUMMARY</u>

Quantum Capital and Wildcat Partners, LLC, seeks rezoning approval of 305 acres, approval of an update to the existing approved Master Environmental Design Concept Plan (MEDCP; new case No. 1-MP-2005#2) and approval of a companion Preliminary Plat for the approximate 353 acre property ("Property") previously subdivided in 2006/2007 as Wildcat Hill, located south and east of Cave Creek Road and Bartlett Dam Road. This proposal is to develop 122 ultra-low density lots that will be a minimum of 80,000 square feet in size for custom and semi-custom home development. This subdivision will be buffered on all sides either by 160 ft. – 200 ft. of natural area open space or by the Tonto National Forest. At a minimum of 80,000 square feet, the proposed lots will be almost double the size of the existing low density residential development in the area - most all of which is zoned R1-43/ESL. This rezoning case and companion preliminary plat application will allow only one home for every 2.7 acres – roughly 1/3 as dense as the surrounding zoning and lotting patterns. This zoning request for R1-70/ESL complies with the General Plan land use designation for this area.

A representative of Quantum Capital and Wildcat Partners LLC personally visited with nearly all of the property owners adjacent to the subject property prior to the Neighborhood Meeting Open House which took place on September 16, 2014. As a result, most of the residents' questions had already been answered by the time they attended the neighborhood meeting, but the meritorious features of the proposal were reviewed again and a number of exhibits illustrating the proposed 122 lot development and comparing the new proposal to the previously approved and recorded plat were utilized and proved helpful to the residents to visualize the proposal. Since the meeting, the adjacent neighbors have provided written support for the development.

The key improvements of the proposed design over the previously recorded plat are as follows:

**Preservation of Wildcat Hill - more secure.** Most of the land feature known as Wildcat Hill will now be in its own tract as a Conservation Easement ("CE") rather than having the ownership of Wildcat Hill be split up and preserved thru various on-lot easements as was done with the previously approved plat. However, in an effort to protect more of the sensitive areas of the Wildcat Hill slopes, an additional 60-foot on-lot CE has been provided on lots 48, 49, 50, 51, and 52. This dual approach provides better protection of this important landform and makes this natural feature more accessible and usable by residents and the public, if desired, while also providing protection for the more sensitive slope areas.

**Preservation of natural wash corridors through site** – <u>less disturbance</u>. In the existing recorded plat there were 13 driveway crossings of the natural washes, these driveway way crossings have now been reduced to just 2. Lots have now been designed to be in front of the washes, which drastically reduces the number of driveway crossings. There were also 8 roadway wash crossings, which have now been reduced to 6 crossings. The natural wash corridors traversing the Property will therefore be far more natural due to fewer disturbances. The NAOS ordinance requirement is approximately 41% of the overall site (145 acres), and yet, this request provides almost 67% (239 acres).

**New Natural Desert Transition/Buffer Area-Protected in Separate HOA Tract.** A 160 ft. to 200 ft. natural desert transition area is being retained in a separate HOA tract along the



common boundary with adjacent privately owned property around this proposed subdivision. This approach increases the width of the open space buffer shown on the recorded plat and shifts the previous on-lot open space into commonly held HOA tracts for better preservation of the natural area open spaces.

**More NAOS and Total Overall Open Space Will Be Provided.** While the lot yield has increased, the amount of open space has also increased. The Property is located within the Upper Desert Landform and, according to the current slope analysis, is required to provide approximately 41% of the total site area (approximately 145 total acres) in Natural Area Open Space (NAOS). The original 2006/2007 final plat designated approximately 50% of the development as NAOS. However, this proposal features even more NAOS with approximately 67% of the total site area. With the generous landscape buffers and transition areas proposed, particularly on the west side adjacent to the Carefree Hills subdivision and at the south end of the property, the total amount of all types of open space provided is approximately 249 acres or 70% of the site.

**More Natural Boulder Outcroppings Conserved.** While the original plat had sought to conserve significant natural rock outcroppings, many were located on individual private lots. The new plat conserves a majority of the existing rock outcroppings and boulder clusters within dedicated common area conservation tracts owned by the HOA and with Conservation Easements dedicated to the City.

**Significant Increase in Depth of Scenic Corridor along Cave Creek Road.** The current scenic corridor easement along Cave Creek Road as shown in the existing final plat is only 50'. Under the new subdivision plat, this Cave Creek Road frontage will feature a new scenic corridor easement with a minimum depth of 200 ft. in increasing to 360 ft. in depth in several locations. This is an increase of over 400%.

**Reduction of Lots along West Property Line.** In the original recorded plat, there are 10 lots along the west property line. In this proposal, that number has been reduced to only 8 lots.

**Preservation of 200 ft. Natural Area Buffer (with Maximum of 12 Lots) around Existing Outparcels Near Cave Creek Road** – There will be no change in the depth of the natural area buffer easement or in the setbacks (or the number of lots) that were documented in the recorded agreement with these owners.

**This Low Density Subdivision Will Feature Half the Density of the R1-43/ESL Zoning Category Common to this Area.** While this request is for R1-70/ESL zoning, the most common zoning district in the larger surrounding area is R1-43/ESL which allows 1 unit per acre. The proposed plat will allow only one unit for every 2.7 acres – roughly 1/3 as dense as most of the surrounding zoning and lotting.

**Conforms to the General Plan.** This zoning request for R1-70/ESL complies with the General Plan land use designation for this area.

**More and Better Open Space.** Currently, the on-site natural area open space is disturbed by drainage and on-lot construction areas. The addition of the open space buffer tracts and



subdivision redesign create larger consolidated and connected areas of existing densely vegetated natural open space which lessens the disturbance.

**All 122 Lots are a Minimum of 80,000 sq. ft.** The existing final plat has 76 lots. This proposal seeks an increase to 122 lots; a minimum size of 80,000 square feet and averaging 2.28 acres in size overall. Though we are proposing to increase the total number of lots in the development, these lots will still be very large and with significantly deeper exterior buffers, more overall open space and the use of conservation open space (to protect the Wildcat Hill landform and other major boulder outcroppings).

**Pedestrian Trail Access.** The existing natural trails will remain (no additional disturbance) to allow area residents access to the Wildcat Hill landform. A small pedestrian trailhead feature will be located at the end of the cul-de-sac on the southwest corner of Wildcat Hill itself that will connect to existing trails at that location. It will feature a rustic shade structure with a desert theme and a trail identity sign at the access points to Wildcat Hill. The development of new trails that could mar the undisturbed desert in the area will be discouraged.

**Abandonment of Unnecessary Right-of Way and Return to NAOS** – The existing 66' wide Patent Easement ROW along the west property line is proposed to be eliminated and be retained in NAOS.

**Infrastructure Improvements Will Benefit the Area.** The City had planned in 2007 to construct a water tank and two booster pumps at the north end of the property but for a variety of reasons those improvements were never built and the plans were removed from the City's CIP budget. However, through development of this new subdivision on the property, the tank and booster pumps will now be built by the City which should improve water pressure for parts of the larger area.

It is important to understand that while the lot yield has been increased over what could be developed in the existing R1-190/ESL zoning, the lot sizes are still almost double the size of the prevailing lots in the area. At the same time, the amount of open space in this proposal has been increased over that provided in the approved and recorded 2006/2007 final plat, which offers better protection of the natural area open space through use of common area HOA tracts and conservation easements. (*See Open Space Comparison – Proposed Plat and Existing Plat (2006/2007) Exhibit, Page 30*). In sum, we believe this is now an impressive plan for an impressive site.

Again, this request is for approval of a Rezoning request for R1-70/ESL zoning (which complies with the General Plan land use designation) with a companion preliminary plat application for 122 residential lots that must have a minimum lot area of 80,000 square feet. All lots will feature carefully planned development envelopes that maximize the protection of the site's numerous topographical features and natural vegetation (i.e. regional mountain vistas, wash corridors, Sonoran desert vegetation, boulder outcroppings and the site's namesake landform – Wildcat Hill.



## II. INTRODUCTION



Quantum Capital and Wildcat Partners, LLC, seek approval of this Rezoning application and companion Preliminary Plat application for the approximate 353 acre property ("Property") located south of Cave Creek Road and Bartlett Dam Road that was previously subdivided under the name Wildcat Hill.

This request is to rezone the Property from R1-190/ESL to R1-70/ESL with amended development standards to allow a custom home subdivision of one hundred twenty two (122) lots on 353 acres in this low density area of north Scottsdale. These lots will be a minimum size of 80,000 sq. ft. but overall, the average lot will be 99,342 square feet or 2.28 acres in size. The proposed Preliminary Plat significantly improves upon the existing subdivision plat from 2006/2007, in that all lots will feature carefully planned development envelopes That maximize the protection of the Property's numerous natural amenities, which include regional mountain vistas, wash corridors, desert vegetation, boulder outcroppings and the namesake landform - Wildcat Hill.

As designed, this subdivision separates itself from adjacent home sites with either a buffer of natural area open space 160 ft. – 200 ft. in depth or by the Tonto National Forest on the east side and partially on the south side. These proposed lots will be almost double the size of the existing low density residential development in the larger area-most all of which is zoned R1-43/ESL. The rezoning and companion proposed plat will allow only <u>one unit for every 2.7 acres</u> – roughly 1/3 as dense as the surrounding zoning and lotting pattern.

This zoning request for R1-70/ESL complies with the Scottsdale General Plan land use designation for this area. While the proposed R1-70/ESL zoning could otherwise allow up to 160 lots, this project will be restricted to <u>only</u> 122 lots with the 80,000 square feet minimum lot area noted above, which is significantly larger than the minimum of 70,000 sq. ft. in the R1-70/ESL zoning district.



## III. LOCATION and CONTEXT

This Property is located in north Scottsdale at the southeast corner of Bartlett Lake and Cave Creek Roads. The Property is approximately 353-acres in size and is undeveloped. As previously noted, the Property is adjacent to the Tonto National Forest on the east and partially along the south. Low density residential development zoned R1-43/ESL lies to the west of this site, and further to the west and north are the Desert Mountain and Carefree Hills neighborhoods.

Adjacent Zoning:

*East:* Tonto National Forest.

West: R1-43/ESL.

*North:* To the north across Bartlett Lake Dam Road, is the Tonto National Forest. Across Cave Creek Road, to the northwest, is R1-190/ESL, developed as the Quail Ridge Subdivision, and

*South/* To the south/southeast is the *Southeast:* Tonto National Forest.

\*See Context Aerial Exhibit, Page 27, for adjacent Zoning and surrounding context.



Custom home subdivisions known as Desert Mountain, Mirabel, Carefree Hills and Vista Valle are all in the vicinity of the subject site.

The site has several natural washes running from the northeast to southwest. Site elevations range from 3,240 feet to 3,275 feet above sea level. The most significant natural features of the site include numerous rock outcroppings, the wash corridors and Wildcat Hill itself.

The site vegetation consists of desert trees, shrubs, ground covers and cactus. The tree species consist of Blue Palo Verde, Mesquite, Foothill Palo Verde and Ironwood. Saguaro, cholla, barrel, hedgehog and ocotillo cactus are found throughout the site, as well as acacia, creosote and jojobas shrubs.



#### **HISTORY**

In March 2000, the City of Scottsdale adopted Resolution Nos. 5510 and 5513 authorizing the City to initiate the annexation process for the Property. On December 11, 2000, the City Council approved the annexation. In May, 2001, the City Council adopted Ordinance #3383 which applied R1-190/ESL zoning on the newly annexed property. (7-ZN-2001).

Subsequently, the applicant received approval of a Master Environment Design Concept Plan from the Development Review Board in Case No. 1-MP-2005. A Final Plat of the Property, titled "Wildcat Hill", was approved by the City Council and then recorded on November 8, 2007.

#### ENVIRONMENTAL CONDITIONS

- ESLO Landform A majority of the Wildcat Hill property is designated as Upper Desert Landform as defined in the Environmentally Sensitive Lands (ESL) ordinance. A portion of the Property, Wild Cat Hill itself, is designated as Hillside Landform. All NAOS requirements will be based on slope designations within these landform conditions as set forth in the ESL ordinance.
- <u>Topography & Slope</u> The topography undulates between the various wash corridors that traverse the site in a northeast to southwest direction. Elevations on the site range from 3050' near the southwest corner to over 3275' near Bartlett Lake Road. Wild Cat Hill itself reaches 3240' in elevation. (*See the Slope Analysis Map of the Property; page 29*)
- <u>Vegetation/Site Features</u> Vegetation is typical of this Sonoran desert area of north Scottsdale. It features a diverse mix of desert trees, shrubs, ground covers and cactus. The predominant tree species is the Palo Verde. Creosote, Bursage and jojoba are the main shrubs. Saguaros and Cholla cactus are also found throughout the site.
- <u>Man-made Features</u> Due to the proximity of the Tonto National Forest east of this site, trespassers have created several unimproved and unauthorized trails on parts of the site to access the Forest. Unfortunately, heavy use of these unauthorized trails has led to the creation of significant and scattered debris piles along the trails including up to the top of Wildcat Hill. These debris piles will be removed. The other man-made feature present on the property is a set of power line towers located within a regional power line corridor that cuts across the east edge of the site.

<u>Hydrology Analysis</u> Coe and Van Loo has prepared a preliminary analysis of the site hydrology. A copy of which is being submitted with this application.



## IV. GENERAL PLAN CONFORMANCE

This proposed community of custom and semi-custom single family homes is consistent with not only the Land Use designation of Rural Neighborhoods, but also with the goals and policies of the General Plan; see *General Plan Land Use* exhibit, page 26. The goals of the Land Use Element include respecting the natural and manmade environment and assuring development that reflects the quality of life offered by Scottsdale. The proposed land uses will seamlessly fit in with the character, scale and quality of existing uses. Another land use goal is to assure a diverse mixture of housing opportunities within the community. This proposed design will certainly integrate very well with the physical and natural environment and its neighborhood setting.





## V. <u>PROJECT DESCRIPTION</u>

As noted earlier, Quantum Capital and Wildcat Partners, LLC, seeks rezoning approval of 305 acres, approval of an update to the existing approved Master Environmental Design Concept Plan (MEDCP; new case No. 1-MP-2005#2) and approval of a companion Preliminary Plat for the approximate 353 acre property ("Property") previously subdivided in 2006/2007 as Wildcat Hill, located south and east of Cave Creek Road and Bartlett Dam Road.

This application seeks to rezone the Property from R1-190/ESL to R1-70/ESL with approval of amended development standards to allow a custom and semi-custom home subdivision of one hundred twenty two (122) lots in this low density area of north Scottsdale. These lots will be a minimum size of 80,000 square feet but overall, the average lot size will be 99,342 square feet or 2.28 acres which is significantly larger than the minimum of 70,000 square feet required by R1-70/ESL zoning district. The proposed Preliminary Plat significantly improves upon the approved and recorded subdivision from 2007, in that all lots will feature carefully planned development envelopes that maximize the projection of the numerous site amenities, which include regional mountain vistas, wash corridors, vegetation, boulder outcroppings and the namesake landform – Wildcat Hill.

This zoning request for R1-70/ESL complies with the Scottsdale General Plan land use designation for this area. While the proposed R1-70/ESL zoning could otherwise allow up to 160 lots, this project will be restricted to <u>only</u> 122 lots with the 80,000 square feet minimum lot area noted above. In fact, when accounting for the significant amount of open space, the average lot size increases to 99,342 square feet or 2.28 acres; again significantly larger than the minimum of 70,000 square feet required by R1-70/ESL zoning district.

The project development team has spent a significant amount of time walking the property to analyze and evaluate appropriate development areas and identifying natural areas that should be preserved. City Staff has also walked the Property and the result of this extensive collective effort is a vastly better development plan than the recorded Final Plat offers. This subdivision will now offer spectacular home sites, while at the same time preserving nearly all of the natural amenities found on the Property. Over 239 acres (or 67%) of the entire 353-acre site will be preserved as dedicated natural area open space (NAOS). This low density residential community is planned to be gated with access to the community primarily via Cave Creek Road.

As designed, this subdivision separates itself from adjacent home sites with either a natural area open space buffer of 160 ft. – 200 ft. or the Tonto National Forest on the east side and partially on the south side. These proposed lots will be almost double the size of the existing low density residential development in the larger area-most all of which is zoned R1-43/ESL. The rezoning and companion proposed plat will allow only <u>one unit for every 2.7 acres of the Property</u> – roughly 1/3 as dense as the surrounding zoning and lotting pattern.

The topographic contouring of the property is dramatic and offers opportunities for creating a truly unique residential environment. Each home site will be designed and oriented to take advantage of the views of the surrounding mountains and natural features. Site specific development envelopes are delineated for each lot in order to minimize cuts and fills, maintain natural wash corridors, protect natural features and blend into the surrounding desert environment. The maximum allowed disturbance area for each lot ranges between 20,000 and 25,000 square feet, resulting in a range of on-lot open space being retained of between two-thirds (2/3s) to three quarters (3/4's) of every lot.



The custom and semi-custom home program allows for the preservation of the main washes that run through the Property, as well as most all of the boulder outcroppings present on-site, through the strategic use of these building envelopes.

Roadway layouts respect and accommodate the natural topography of the Property and retain as much of the desert flora as possible. The main entrance into this unique gated residential community is divided by a large landscape buffer between drives to create a sense of arrival to this new neighborhood. The entrance then connects to a spine road that creates an internal loop with fingers to individual cul-de-sac streets for a unique lotting pattern. The drainage swales and wash corridors traversing the Property will be left undeveloped and retained in a natural state (*see Natural Area Open Space Map for Wildcat Hill, Page 28*). It must be noted that a swath of land is shown on the NAOS exhibit in yellow. This land is covered by an easement for the Glen Canyon-Pinnacle Peak 345KV transmission lines, access road and incidental purposes that was recorded in 1989. Due to the potential for disturbance of this land by the utility company that owns it, this land is not eligible to be designated as NAOS, but the fact is that this land will very likely remain as natural open space.

As to off-site roadways, the Owner will dedicate, as fee simple, a 55-ft half-street along N. Cave Creek Road and a 100-foot half-street along E. Bartlett Lake Road.

<u>Native Plan Inventory</u>. A preliminary native plant inventory for the subdivision has been submitted with this application. The inventory identifies all vegetation located in roadway and easements to be disturbed during the construction of the subdivision. A specific plan inventory will be performed for each lot on a lot-by-lot basis based on specific grading and drainage plans for each home site.

<u>Boulder Protection Program.</u> The site plan was carefully laid out to minimize disturbance to the significant boulder outcroppings. All development envelopes were thoughtfully delineated to protect most of the natural features within individual lots. Further, specific boulder surveys and protection plans will be required for each lot prior to any on-lot development and will be prepared on a lot-by-lot basis based on specific development plan for each home site. An inventory of boulder features present within roadways and utility easements will be submitted with the preliminary plat and improvement plans. The inventory will identify those boulder outcrop areas that meet the definition of protected boulder areas by Ordinance (Section 6.100.C).

Landscape Development. Due to the ESLO regulations, the landscape theme for the subdivision will feature only trees, shrubs and ground cover plants, selected from the City of Scottsdale **"Indigenous, Desert Appropriate and Recommended Plant List".** All planting within the roadway disturbance areas will be re-vegetated with plants from the **Indigenous Plant** list. Plants will be selected from the Indigenous Plant list based on their natural elevation ranges.

Plantings around the gatehouse and entry area that are separated from the NAOS areas by hardscape will be supplemented with plants from the **Desert Appropriate** list. On-lot plantings within enclosed areas may include plans from the **Recommended Plants for Enclosed Areas** list. Per the ESL ordinance, any proposed on-lot turf will not be visible from off-site. The above list is available here: <u>http://www.scottsdaleaz.gov/codes/nativeplant/eslo</u>

<u>Cave Creek Road Scenic Corridor.</u> A two-hundred (200) to three-hundred-sixty (360) foot Scenic Corridor is being provided adjacent to Cave Creek Road along the frontage of the Property, which is far in excess of the City's objective to obtain 100'. The Corridor will feature indigenous vegetation



(undisturbed and re-vegetated). Generally, this area will remain primarily undisturbed. Where improvements are required, they will conform to the City of Scottsdale Scenic Corridor Design Guidelines (SCDG). Improvements include drainage structures at the project entry, an entry gatehouse and gates, and low walls. Plans for these improvements will be the subject of a separate submittal to the City, with City review and approval. Materials for these structures will be in conformance with the SCDG, including corten or rusted finish metalwork, and stacked stone or rusted wire rock gabion walls. Finish materials will have an LRV no greater than 35%.

Design Guidelines and CC&Rs. As mentioned, Wildcat Hill is planned as a custom and semi-custom residential community that will provide diverse housing products, 1 and 2 story floor plans and architectural styles to eliminate the redundancy found in standard tract home developments with smaller narrow lots, uniform setbacks and garage dominance designs. The homes at Wildcat will be designed to promote and enhance the character of this high Sonoran desert area of the City of Scottsdale, while establishing a unique neighborhood identity with design features, such as building articulation, massing, building materials, colors, and trim (*see Supplemental Design Guidelines; Attachment No. 1*). Wildcat Hill will utilize energy-efficient components and building materials in order to conserve energy and promote the City of Scottsdale as a sustainable community and will include environmentally conscious elements, a well-constructed and tightly sealed thermal envelope, high-efficiency heating and cooling systems and energy-efficient doors, windows, and appliances. The applicant has prepared Supplemental Design Guidelines.

All custom and semi-custom home designs will be controlled by the HOA architecture review committee in accordance with the supplemental design guidelines and submittal requirements established by the design team. The master developer of this Property will be preparing architectural and landscape design guidelines for all future homes within Wildcat Hill. The guidelines will be more restrictive than the requirements of the ESL ordinance and the Scottsdale building code.

<u>Phasing.</u> The project is proposed for three phases. Phase 1 consists of the entryway, the 12 inch offsite waterline that will connect the site to the Desert Mountain Golf Course No. 6 and roughly one-half of the backbone infrastructure (streets, utilities, lighting and landscaping) and lots adjacent to the infrastructure. Phase 2 and Phase 3 are comprised of the balance of the backbone infrastructure and remaining lots. Lots sales will be split between custom and semi-custom high-end builders. Development of the Property is projected to begin in early 2016. Build-out is expected to be roughly 10 years or perhaps more.

<u>Amended Standards.</u> The required amount of NAOS (which is based on the slope category analysis) for this development is approximately 41%. This residential project, with its limitation on area that can be disturbed, its environmental sensitivity and its respective of the desert, is providing 26% (91 acres) more of the site as designated NAOS for a total of 239 acres. We believe this is a significant increase over the 161 acres of NAOS provided by the existing recorded final plat which justifies utilization of the code provision allowing up to a 25% reduction in the otherwise required development standards.



### VI. <u>CITIZEN REVIEW and PUBLIC PARTICIPATION PROGRAM</u>

The developer and consultants began Citizen/Public Participation outreach in August, 2014 with individual visits to most every abutting property owner along the west and south property lines to explain the proposal in person and to work through both the merits of the new proposal over the existing recorded plat and the increased buffering of those existing homes and properties.

A notification letter was sent by first class mail to all property owners and HOAs within 750-feet of the subject Property, interested parties, and the City of Scottsdale Planner to advise them of the proposed Rezoning and Preliminary Plat applications and neighborhood meeting. This notification letter advised interested parties of the proposed Neighborhood Meeting, date, time and location and advised them of the proposed Rezoning and Preliminary Plat requests. The notification letter contained the following information: Purpose and description of requests, development plan overlaid on an aerial photograph, applicant contact person, and applicant contact information, such as address, phone, e-mail, and fax number, Neighborhood Meeting date, time and location. As earlier noted, the applicant's development team also personally contacted adjacent home owners to address specific issues.

A neighborhood meeting was then held in the middle of September at the Carefree Resort to provide an opportunity for property owners within the surrounding 750 feet and all HOA's or interested parties to review the development plan and provide comments regarding the proposed project. As required, early notification signs were also installed on the property to inform the public of the proposed development. Twenty-six neighboring property owners attended the meeting. The overall response during both the individual meetings and the neighborhood meeting was very positive.

In accordance with the City Ordinance, a school notification letter and form was also provided to the Cave Creek Unified School District notifying them of the proposed Rezoning and Preliminary Plat applications. No response has been received from the school district as of this writing.



### VII. AMENDED DEVELOPMENT STANDARDS JUSTIFICATION

In order to encourage sensitivity to site conditions and to provide flexibility in site planning, Section 6.1083 of the Environmentally Sensitive Lands (ESL) Ordinance allows development standards to be adjusted up to 25%, subject to a showing that the amended standards better achieve the purposes of the Environmentally Sensitive Lands Ordinance.

This new site plan proposal does improve significantly upon the existing recorded subdivision in a variety of ways. This design is more comprehensive in nature, responds better to the topographic contouring of the land, and continues to be compatible with the existing land uses in the area and with the established circulation patterns on adjoining properties. The internal street system is no longer a dominant feature in the overall design, and the natural and re-vegetated open spaces are located throughout the development. This is a plan for low density – single family housing that will further contribute to the lifestyle of the area and provide an appropriate edge to the Tonto National Forest.

The setting is dramatic and offers opportunities for creating a unique custom and semi-custom home environment, which incorporates the quality and sensitivity of design that the City expects in north Scottsdale. The home sites will be designed and oriented to take advantage of the views of the surrounding mountains and natural features. Site specific development envelopes are delineated for each lot in order to minimize cuts and fills in an effort to blend into the surrounding desert environment. The maximum allowed disturbance area ranges between 20,000 and 25,000 square feet in area resulting in a range of between two-thirds and three-quarters of each lot being left as open space (dedicated NAOS and/or undedicated NAOS).

Through the use of development envelopes, the design allows for the preservation of the main washes that run through the Property as well as the boulder outcroppings present on-site. In order to accommodate and preserve the numerous natural open space elements present on this site, the owner proposes to utilize Amended Development Standards as allowed in the Environmentally Sensitive Lands (ESL) Ordinance, Section 6.1083. The following is a more detailed list of plan improvements over the existing recorded plat provided herein to justify utilization of the code provision allowing up to a 25% reduction in the otherwise required development standards (these same features were provided earlier in the Executive Summary):

**Preservation of Wildcat Hill - more secure.** Most of the land feature known as Wildcat Hill will now be in its own tract as a Conservation Easement ("CE") rather than having the ownership of Wildcat Hill be split up and preserved thru various on-lot easements as was done with the previously approved plat. However, in an effort to protect more of the sensitive areas of the Wildcat Hill slopes, an additional 60-foot on-lot CE has been provided on lots 48, 49, 50, 51, and 52. This dual approach provides better protection of this important landform and makes this natural feature more accessible and usable by residents and the public, if desired, while also providing protection for the more sensitive slope areas.

**Preservation of natural wash corridors through site** – <u>less disturbance</u>. In the existing recorded plat there were 13 driveway crossings of the natural washes, these driveway way crossings have now been reduced to just 2. Lots have now been designed to be in front of the washes, which drastically reduces the number of driveway crossings. There were also 8 roadway



wash crossings, which have now been reduced to 6 crossings. The natural wash corridors traversing the Property will therefore be far more natural due to fewer disturbances.

**New Natural Desert Transition/Buffer Area-Protected in Separate HOA Tract.** A 160 ft. to 200 ft. natural desert transition area is being retained in a separate HOA tract along the common boundary with adjacent privately owned property around this proposed subdivision. This approach increases the width of the open space buffer shown on the recorded plat and shifts the previous on-lot open space into commonly held HOA tracts for better preservation of the natural area open spaces.

**More NAOS and Total Overall Open Space Will Be Provided.** While the lot yield has increased, the amount of open space has also increased. The Property is located within the Upper Desert Landform and, according to the current slope analysis, is required to provide approximately 41% of the total site area (approximately 145 total acres) in Natural Area Open Space (NAOS). The original 2006/2007 final plat designated approximately 50% of the development as NAOS. However, this proposal features even more NAOS with approximately 67% of the total site area. With the generous landscape buffers and transition areas proposed, particularly on the west side adjacent to the Carefree Hills subdivision and at the south end of the property, the total amount of all types of open space provided is approximately 249 acres or 70% of the site.

**More Natural Boulder Outcroppings Conserved.** While the original plat had sought to conserve significant natural rock outcroppings, many were located on individual private lots. The new plat conserves a majority of the existing rock outcroppings and boulder clusters within dedicated common area conservation tracts owned by the HOA and with Conservation Easements dedicated to the City.

**Significant Increase in Depth of Scenic Corridor along Cave Creek Road.** The current scenic corridor easement along Cave Creek Road as shown in the existing final plat is only 50'. Under the new subdivision plat, this Cave Creek Road frontage will feature a new scenic corridor easement with a minimum depth of 200 ft. in increasing to 360 ft. in depth in several locations. This is an increase of over 400%.

**Reduction of Lots along West Property Line.** In the original recorded plat, there are 10 lots along the west property line. In this proposal, that number has been reduced to only 8 lots.

**Preservation of 200 ft. Natural Area Buffer (with Maximum of 12 Lots) around Existing Outparcels Near Cave Creek Road** – There will be no change in the depth of the natural area buffer easement or in the setbacks (or the number of lots) that were documented in the recorded agreement with these owners.

**This Low Density Subdivision Will Feature Half the Density of the R1-43/ESL Zoning Category Common to this Area.** While this request is for R1-70/ESL zoning, the most common zoning district in the larger surrounding area is R1-43/ESL which allows 1 unit per acre. The proposed plat will allow only one unit for every 2.7 acres – roughly 1/3 as dense as most of the surrounding zoning and lotting.



**Conforms to the General Plan.** This zoning request for R1-70/ESL complies with the General Plan land use designation for this area.

**More and Better Open Space.** Currently, the on-site natural area open space is disturbed by drainage and on-lot construction areas. The addition of the open space buffer tracts and subdivision redesign create larger consolidated and connected areas of existing densely vegetated natural open space which lessens the disturbance.

**All 122 Lots are a Minimum of 80,000 sq. ft.** The existing final plat has 76 lots. This proposal seeks an increase to 122 lots; a minimum size of 80,000 square feet and averaging 2.28 acres in size overall. Though we are proposing to increase the total number of lots in the development, these lots will still be very large and with significantly deeper exterior buffers, more overall open space and the use of conservation open space (to protect the Wildcat Hill landform and other major boulder outcroppings).

**Pedestrian Trail Access.** The existing natural trails will remain (no additional disturbance) to allow area residents access to the Wildcat Hill landform. A small pedestrian trailhead feature will be located at the end of the cul-de-sac on the southwest corner of Wildcat Hill itself that will connect to existing trails at that location. It will feature a rustic shade structure with a desert theme and a trail identity sign at the access points to Wildcat Hill. The development of new trails that could mar the undisturbed desert in the area will be discouraged.

**Abandonment of Unnecessary Right-of Way and Return to NAOS** – The existing 66' wide Patent Easement ROW along the west property line is proposed to be eliminated and be retained in NAOS.

**Infrastructure Improvements Will Benefit the Area.** The City had planned in 2007 to construct a water tank and two booster pumps at the north end of the property but for a variety of reasons those improvements were never built and the plans were removed from the City's CIP budget. However, through development of this new subdivision on the property, the tank and booster pumps will now be built by the City which should improve water pressure for parts of the larger area.

It is important to understand that while the lot yield has been increased over what could be developed in the existing R1-190/ESL zoning, the lot sizes are still almost double the size of the prevailing lots in the area. At the same time, the amount of open space has been increased over that provided in the recorded final plat, which offers better protection of the natural area open space through use of common area HOA tracts and conservation easements. (*See Open Space Comparison – Proposed Plat and Existing Plat (2006/2007) Exhibit, Page 30*). In sum, we believe this is now an impressive plan for an impressive site.

Finally, while seeking an increase in lot yields (consistent with the area), an increase in open space has also been achieved which offers better protection of the natural area open space through use of common area HOA tracts and conservation easements. In sum, we believe this is now an impressive plan for an impressive site. A "legislative draft" and full summary table for the R1-70 ESL zoning district follows on the next page.

### SECTION 5.030. - SINGLE-FAMILY RESIDENTIAL (R1-70/ESL) DISTRICT (AMENDED)

#### Section 5.031 Purpose

This district is intended to promote and preserve residential development. Large lots are required to maintain low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

#### Section 5.034 Property Development Standards

The following property development standards shall apply to all land and buildings in the R1-70/ESL district:

#### A. Lot area.

- 1. Each lot shall have a minimum lot area of not less than seventy thousand (70,000) **EIGHTY THOUSAND (80,000)** square feet.
- 2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.
- 3. Specialized Residential Health Care Facility: the minimum lot area shall be five (5) gross acres.
- B. Lot dimensions.
  - 1. Width. All lots shall have a minimum width of two hundred fifty (250 feet) ONE HUNDRED EIGHTY SEVEN AND ONE-HALF FEET (187.5).
  - 2. FLAG LOTS. FLAG LOTS ARE PERMITTED AND SHALL HAVE MINIMUM WIDTH OF TWENTY (20) FEET MEASURED AT THE PROPERTY LINE.
- C. Density. There shall be no more than one (1) single-family dwelling unit on any one (1) lot.
- D. Building height. No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII. PER THE ESL ORDINANCE, THE MAXIMUM BUILDING HEIGHT IS LIMITED TO TWENTY FOUR (24) FEET FROM NATURAL GRADE FOR ALL R1 DISTRICTS.

#### E. Yards

- 1. Front Yard.
  - a. There shall be a front yard having a depth of not less than sixty (60) FORTY FIVE (45) feet.
  - b. Where lots have a double frontage on two (2) streets, the required front yard of sixty. (60) FORTY FIVE (45) feet shall be provided on both streets.
  - c. On a corner lot, the required front yard of sixty (60) FORTY FIVE (45) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street WITH A MINIMUM SETBACK OF FORTY FIVE (45) FEET.
- 2. Side Yard. There shall be a side yard of not less than thirty (30) **TWENTY THREE (23)** feet on each side of a building.



- 3. Rear Yard. There shall be a rear yard having a depth of not less than-sixty (60) FORTY FIVE (45) feet.
- 4. Other requirements and exceptions as specified in article VII.
- F. Distance between buildings.
  - 1. There shall be not less than ten (10) feet between an accessory building and the main building.
  - 2. The minimum distance between main buildings on adjacent lots shall be not less than sixty (60) feet.
- G. Walls, fences and landscaping.

Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.

H. Access.

All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision. Access for Specialized Residential Health Care Facilities shall be provided in the following manner:

- 1. All Specialized Residential Health Care Facilities shall have access to a street classified by the Scottsdale General Plan (Transportation Master Plan) as a minor collector or greater.
- I. Corral.

Corral fence not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

Wilder

## SECTION 5.034. R1-70/ESL SINGLE-FAMILY RESIDENTIAL DISTRICT SUMMARY TABLE

Development Standard	Ordinance Regultemente	Proposed Amendment	( <u>Max ESE</u> Recluction:	Reduction-
A. Minimum Lot Area (Sq. Ft.)	70,000	80,000	25%	25%
B. Minimum Lot Width		•		
1. Standard Lot	250′	187.5′	25%	25%
2. Flag Lots	-	20′	-	_
C. Maximum Building Height	30'	24'	N/A	-
D. Minimum Yard Setbacks				
1. Front Yard				
a. Front (Face of building)	60′	45′	25%	-
b. Front (Face of garage)	60'	45′	25%	-
c. Front (Corner lot side street)	60'	45′	25%	25%
d. Front (Key lot side street)	60′	45′	25%	
e. Front (Double frontage)	60′	45'	25%	-
2. Side Yard				
a. Minimum	30'	23'	25%	23.3%
b. Minimum Aggregate	60′	45′	25%	-
3. Rear Yard	60′	45'	25%	-
E. Distance Between Buildings (Min)				
a. Accessory & Main	10′	-	-	-
b. Main Bldg on Adjacent Lots	60′ ·	-	-	
F. Maximum Wall Height				
a. Front	3'	-	F	-
b. Side	8'	-	_	-
c. Rear	8′	-	-	-
d. Corner Lot/Key Lot	8′	-	-	
e. Corral fence	6'	-	-	-
G. Development Perimeter Setbacks	-	-	-	-
*Maximum reductions as allowed by Se	ction 6.1083 of th	ne ESL ordinanc	2	



### VIII. SENSITIVE DESIGN PRINCIPLES

The City's Sensitive Design Principles are based "on the overall belief that development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment." The proposed Wildcat Hill rezoning and subdivision layout design implements many of these design principles to create a unique and environmental sensitive community within the fabric of the natural desert environment. It increases the minimum required NAOS and respects the natural topography of the Property to retain as much of the desert flora as possible.

## 1. The design character of any area should be enhanced and strengthened by new development.

- Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.
- Building design should be sensitive to the evolving context of an area over time.

The topographic contouring of the property is dramatic and offers opportunities for creating a unique custom and semi-custom home environment, which incorporates the quality and sensitivity of design that the City expects in this part of north Scottsdale. The home sites will be designed and oriented to take advantage of the views of the surrounding mountains and natural features. Site specific development envelopes are delineated for each lot in order to minimize cuts and fills in an effort to blend into the surrounding desert environment. The maximum allowed disturbance area ranges between 20,000 and 25,000 square feet in area resulting in a range of between two-thirds and three-quarters of every lot being left as open space (dedicated NAOS and/or undedicated NAOS). This appropriate design allows for the preservation of the main washes that run through the Property as well as the boulder outcroppings present on-site through the use of development envelopes.

While the proposed R1-70/ESL zoning could otherwise allow up to 160 lots, this project is imposing a restriction to <u>only</u> permit 122 lots with the 80,000 square feet minimum lot area. As noted earlier, the average lot size is 99,342 square feet, which is significantly larger than the minimum of 70,000 square feet required by R1-70/ESL zoning district. This self-imposed restriction takes into consideration the unique desert climate, topography and the surrounding Sonoran desert character.

#### 2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:

- Scenic views of the Sonoran desert and mountains.
- Archaeological and historical resources.

The size of the lots and distribution pattern of the development envelopes enable's many of the new home sites to take advantage of the property's dramatic topography and views of the surrounding mountains and natural features. The design also retains and features Wildcat Hill itself.



## 3. Development should be sensitive to existing topography and landscaping.

• A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

The project development team has spent a significant amount of time on site evaluating appropriate development areas and identifying natural areas that should be preserved. The result of this effort is a plan that offers a spectacular opportunity for residential home sites while preserving nearly all of the natural amenities found on the Property.

Roadway layouts respect and accommodate the natural topography of the Property and retain as much of the desert flora as possible. The drainage swales traversing the Property will be left undeveloped and will be retained in a natural state.

## 4. Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.

Special efforts have been incorporated into the development plan to minimize impacts on the desert environment through the use of appropriate development areas. Existing rock outcroppings and boulder clusters within dedicated common area will be incorporated into conservation tracts. Existing washes, significant rock cropping, and natural areas will be retained in actual undisturbed NAOS area to allow natural habitats to remain.

There were 13 driveway crossings of natural washes in the existing recorded plat, which has now been reduced to just 3 driveway crossings. Lot frontages are now been designed to be ahead of the washes, which drastically reduces the number of driveway crossings. There were also 8 roadway wash crossings, which have now been reduced to 6 crossings.

5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

• Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.

The design intent of this community is to blend seamlessly into the desert environment fabric with minimal disturbance to the natural desert environment. Streets are designed to reduce asphalt and to minimize impacts on the desert. The overall theme is to reduce the impacts to this unique topography property and use the topography to create unique lots.





The proposed R1-70/ESL subdivision is on the left and the existing plat is on the right. The tan areas are allowed disturbance. The new proposal has considerably less allowed disturbance.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

This is a secluded gated community with larger lots and significant open space reserved between lots to create a sense of openness. Alternative modes of transportation, including bus access has not been expanded this far north. However, bicycles are very prevalent in this area and this site is accessible by bike.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

• Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.

The existing natural pedestrian trails will remain to allow area resident's access to Wildcat Hill. No additional disturbance is proposed.



8. Buildings should be designed with a logical hierarchy of masses:

- To control the visual impact of a building's height and size.
- To highlight important building volumes and features, such as the building entry.

Again, this will be a planned custom and semi-custom home subdivision. The master developer of this Property will prepare architectural and landscape design guidelines for the future homes in Wildcat Hill. The guidelines will be more restrictive than the minimum requirements of the ESL ordinance and the Scottsdale building code. All custom and semi-custom home designs will be controlled by the HOA architecture review committee in accordance with the supplemental design guidelines and submittal requirements established by the design team. Controlling each home's visual impact will be an important element of these supplemental design guidelines.

#### 9. The design of the built environment should respond to the desert environment:

- Interior spaces should be extended into the outdoors both physically and visually when appropriate.
- Materials with colors and coarse textures associated with this region should be utilized.
- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities.
- Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.

All of these design features will be utilized in the development of homes in Wildcat Hill. All builders will be required to design their homes to take the desert environment into consideration, with plantings, colors, house styling, roof overhang and recessing of doors and windows. The residential architectural intent for Wildcat Hill is to emphasize diversity of styles, floor plans, elevations, materials and color.

## 10. Developments should strive to incorporate sustainable and healthy building practices and products.

• Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.

The City's current design strategies and building techniques are encouraged to be used to minimize environmental impacts and reduce energy consumption.

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11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement.
- The landscaping should complement the built environment while relating to the various uses.

The character of the planting design is based on the native plant inventory. Every natural landscape within the City of Scottsdale has a unique character based on the specific species found there, and their density. The development team has reviewed the natural plant densities and species on the Property, and will re-vegetate disturbed areas with plants selected from the City of Scottsdale **"Indigenous, Desert Appropriate and Recommended Plant List"**, and installed at densities that reflect the current character of the Property. Mature plants salvaged from the Property's disturbed areas will be carefully sited for transplant on the project site with considerations to location, views, and adjacent plant material.

Near built environment areas, including the entry gate and the pedestrian trailhead, planting will be selected that both highlights these features, but also blends with the surrounding vegetation.

All open space areas, except the entry gate, will use plants selected solely from the indigenous plant list. At the entry gate, and only within areas separated by hardscape (such as the median), the plant selection will be supplemented from the Desert Appropriate Plant list.

## 12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

- Water, as a landscape element, should be used judiciously.
- Water features should be placed in locations with high pedestrian activity.

Water will be treated as a precious resource within this development. Passive rainwater harvesting techniques, including microbasins and natural earthwork forms, will be utilized where feasible to provide supplemental water to the low water use and desert adapted plantings. No water features or fountains are proposed for any open space area within the project.

13. The extent and quality of lighting should be integrally designed as part of the built environment.

- A balance should occur between the ambient light levels and designated focal lighting needs.
- Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.

Lighting for Wildcat will comply with all of these elements of the City's codes. External lighting will be appropriately located and designed to conserve energy and prevent light from spilling onto adjacent properties.



14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

## • Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

Entry signage will be designed to be compatible with and sensitive to the Sonoran Desert environment through the use of desert tones and materials indigenous to the area. Materials will generally be of a rusted or weathered metal finish. Additional signage includes pedestrian scale interpretive trailhead marker that will include project themed iconography, and a short narrative on the significance of Wildcat Hill and the Sonoran Desert.

#### <u>Traffic</u>

The traffic impact analysis prepared by Trace Consulting, dated July 2014, submitted with the application states that this development is projected to generate approximately 1,161 trips per day; 92 during the AM peak and 122 during the PM peak hour. The analysis also concludes that the intersection of Cave Creek Road and Bartlett Dam Road and the community entry on Cave Creek Road will operate at service level A from project inception to full build-out. Owner will dedicate, as fee simple, a 55-ft half-street along N. Cave Creek Road and a 100-foot half-street along E. Bartlett Lake Road.

#### IX. <u>CONCLUSION</u>

The proposed development plan is more responsive than the recorded subdivision to both its natural setting and with its neighborhood setting by being consistent with the scale and quality of the surrounding single-family homes. The project has been designed to offer a residential community that provides the same quality of life to its residents as the homes in the adjoining neighborhoods. In sum, we believe this is now an impressive plan for an impressive site.

O:UNDEX\Comwall\Wildcat HillDocs\Project Narrative 1-29-15 Revised Draft for Second Submittal.docx




			A OPEN SPACE MAP FOR DCAT HILL		DIRECTORY SCALE 1 = 200'
	NAOS AREA TABLE			BARTLEFT DAM-ROAD	(NOT TO SCALE)
L PROJEC	TAREA = 353.15 A.C	15,383,214 S.F.			~
YPE	AREA REQUIRED	AREA PROVIDED	LEGEND:	6	
	145.1 A.C 6,320,556 S.F 41.1 %*	239.9 A.C 10,450,044 S.F 67.9%	UNDISTURBED AREA		
& SPACE		4.6 A.C. 2.7%	REVEGETATED NAOS		37325 RYAN
EN SPACE	N/A	249.75 A.C10,879,110 S.F70.7%	CONSTRUCTION ENVELOPED & ROADWAY	E	
\$ 70% Min. of	101.6 a.c 4,425,696 s.f 70.0%	235.3 a.c 10,249,668 s.f 98.1%	EXISTING W.A.P.A. EASEMENT OPEN SPACE NOT CALCULATED AS NAOS		WW HILE WW
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February 9, 2014

## Introduction

The 353-acre Wildcat Hill community is a unique example of pristine upper Sonoran Desert with beautiful wash corridors, rock outcroppings, and native desert vegetation. Extensive effort was put into the planning and site design of Wildcat Hill to ensure that significant areas and high quality examples of these natural and cultural resources were preserved.

Wildcat Hill has been designated as an Environmentally Sensitive Lands area (ESL). The City of Scottsdale has developed specific design guidelines and requirements on development within ESL areas which are intended to preserve, protect, and enhance this natural resource. The purpose of these supplemental design guidelines is to expand upon the requirements of the City of Scottsdale, and to ensure that continued development within the Wildcat Hill community follows the sensitive design principles established with the planning of Wildcat Hill.

## **City of Scottsdale Regulations**

These Supplemental Design Guidelines are intended to supplement the regulations provided by the City of Scottsdale, and not replace or supersede them. Development of community open space areas and residential lots within the Wildcat Hill community shall comply with the City of Scottsdale ordinances, regulations and guidelines that are current at the time of construction of the proposed project. These include but are not limited to the following:

- Design Standards and Policy Manual (DS&PM)
- Environmentally Sensitive Land Ordinance (ESLO)
- Scottsdale Sensitive Design Principles
- Scenic Corridor Design Guidelines for Cave Creek Road
- Single Family Plan Requirements ESL Areas

A complete list of applicable guidelines and regulations is available from the City of Scottsdale.

In addition to the policies and regulations referenced above, the following supplemental design guidelines contained within this document shall apply to all site development, new construction, remodel, or exterior renovations, both on residential lots, and within community open space areas. In the event of conflicts between the City of Scottsdale's guidelines and requirements, and the guidelines established in this document, the stricter requirement shall prevail.

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## A. Site Design

The following design guidelines shall apply:

- Revisions to Building Construction Envelope At their cost, Owner may propose an alternative building construction envelope (Envelope) for approval by the Wildcat Hill Design Review Committee (DRC) as outlined in Section C, with the intent to allow the architecture and site development on the lot to be more responsive to the natural landforms existing on the site. The proposed Envelope shall respect the exiting landforms, washes, rock outcroppings and exiting vegetation. The proposed building envelope shall not increase in area beyond that established with the original building envelope with the following exception. Owner may increase the building envelope up to 10% in the following conditions:
  - a. Increase in building envelope does not exceed maximum disturbance area allowed by the City of Scottsdale
  - b. Total disturbance area for the project (inclusive of site development and temporary construction disturbance) does not exceed 40% of the gross lot area.
  - c. Owner agrees to restrict all exterior plantings, including enclosed areas, to the **Indigenous Plant List** only, as listed on the City of Scottsdale's <u>Indigenous, Desert</u> <u>Appropriate and Recommended Plant Lists</u>.

### 2. Site Grading and Drainage

a. Cut and Fills on the site shall not exceed 4' from natural terrain, except by approval by the DRC. Owner shall provide justification for the variance, and shall be based on its ability to improve the responsiveness of the architecture to the natural terrain. Cut and Fill variances will not be allowed for driveway surfaces.

#### 3. Hardscape Surfaces

- a. General Guidelines
  - i. Paving material shall be of a natural desert tone, with color and material selected to reduce ambient heat.
  - ii. Asphaltic pavement shall not be used within any portion of the Wildcat Hill Project, except for the designated streets.
  - iii. Porous paving material is encouraged to reduce water run-off.
- b. Vehicular Pavement Areas
  - i. Driveway widths shall not exceed 16' at the connection to the local street or along the driving surface. Width may exceed 16' at guest parking area, or the connection to the garage.
  - Off-street guest parking shall be screened from the street by a minimum 3' high site wall
- c. Site Walls
  - i. Site walls shall not follow the building envelope and shall not enclose the entire building envelope area.
  - ii. View fences that follow the natural terrain are encouraged.

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ili. All mechanical areas shall be enclosed by a solid site wall a minimum of 4' high, and include an opaque gate.

## 4. Landscape

- a. NAOS: Landscape areas outside the building envelope shall remain as dedicated Natural Area Open Space (NAOS), as regulated by the City of Scottsdale. Revisions to the Building Envelope shall require a revision to the dedicated NAOS area.
- b. Revegetated Natural Landscape: Any undisturbed areas inside the building envelope shall remain as natural planting. Any disturbed landscape areas inside the building envelope that is not enclosed from view by a site wall of at least 4' shall be revegetated as natural landscape. Plantings in this area shall be from the Indigenous Plant List only, as listed on the City of Scottsdale's Indigenous, Desert Appropriate and Recommended Plant Lists.
- c. Screened Landscape: Landscape plantings within areas enclosed by an opaque site wall of 3' to 4', or a 6' view wall with openings greater than 50% of the surface area shall use plants from the <u>Indigenous, Desert Appropriate and Recommended Plant Lists</u>. No greater than 60% of the plant species and no greater than 60% of the plant quantity may be from the **Recommended Plants for Enclosed Areas** list.
- d. Enclosed Landscape: Landscape areas enclosed by an opaque site wall of greater than 4' shall comply with City of Scottsdale requirements.
- e. **Boulders:** No imported boulders shall be used in the site. Only boulders salvaged construction may be relocated on the site. Boulders shall be placed in a natural way to mimic the surrounding areas, and shall be buried a minimum of 1/3 their height, or to the depth they were previous buried naturally, whichever is greater.

#### 5. Exterior Lighting

- a. Lighting Fixtures
  - i. All exterior lighting fixtures shall be lamped with LED lights
  - ii. Except for building mounted lights, all exterior fixtures shall not be mounted higher than 36"

#### b. Lighting Levels

- i. Exterior lighting levels are intended to be of a low intensity. High intensity (Torch lighting) of trees or structures are not allowed.
- c. Lighting Control
  - i. All exterior lighting shall include a sensor to control timing of fixtures from dusk to dawn.

## **B.** Architectural Design

The following design guidelines shall apply:

1. Architectural Styles – Southwest inspired or desert inspired architecture are encourage, particularly Pueblo Revival style, Mission Revival style, Territorial, or Contemporary Southwest are encourage.

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#### 2. Architectural Materials

a. Roof - Asphaltic roofing materials are not allowed where visible.

## C. Wildcat Hill Design Review Board

The HOA will establish a Design Review Committee (DRC) that will be responsible for the review and approval of plans prior to construction. The DRC The design review process is a three step process: Conceptual Plan Review, Final Plan Review, and Construction Review.

All plans noted below shall be 24x36 blackline drawings, unless noted as a color plan, which may be submitted as 11x17 drawings.

- 1. Conceptual Plan Review Conceptual Plan Submittal shall include the following:
  - a. Preliminary Architectural Site Plan
    - i. To include Existing Building Envelope, and any proposed changes to the building envelope.
    - ii. Written Justification for changes to the Building Envelope.
  - b. Preliminary Architectural Floor Plan
  - c. Preliminary Exterior Elevations
    - i. 24" x 36" blackline
    - ii. 11" x17" color
  - d. Native Plant Inventory
  - e. Preliminary Grading Plan
  - f. Color Cut and Fill Exhibit. Cuts shall be denoted in shades of red depicting 2' intervals. Fills shall be denoted in shades of green depicting 2' intervals.
  - g. Preliminary Landscape Plan
  - h. Preliminary Materials Board
- 2. Final Plan Review The Final Plan review is intended to occur prior to the City of Scottsdale Building Permit submittal, but may occur concurrently with permission from the DRC. The final plan submittal to the DRC will not include all of the items necessary for the City of Scottsdale Building Permit submittal, but those items listed below shall meet the standards and checklist requirements for the Building Permit submittal as determined by the City of Scottsdale. The Final Plan Review to the DRC shall include the following:

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- a. Architectural Site Plan
- b. Architectural Floor Plan
- c. Exterior Elevations
- d. Native Plant Inventory
- e. Grading Plan
- f. Color Cut and Fill Exhibit.
- g. Landscape Plan
- h. Materials Board
- 3. Construction Review

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- a. At substantial completion, the DRC and Owner shall meet on site to review the construction and its conformance to the approved final plans.
- b. Changes to the approved plans made during construction or during the Permit Review process shall be provided to the DRC for records.

## **D. Project Construction**

- 1. **Construction Fencing** The building envelope shall be fenced off with a 6' high chainlink fence fitted with green or tan fabric on the exterior. The fencing shall be reviewed by the DRC prior to construction.
- 2. **Approved Materials** Contractor shall keep a set of approved plans and approved materials on site during construction.

















17-PP-2014 4/23/2015





















#### LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODE//DESCRIPTION	arr	DETAIL	MATERIAL	PINISH .	ELECTRICAL	LAMP	WATTS	COLOR TEMP	LENS	BALLAST	OPTICS/GLARE	MOUNTING	OPTIONS
更	TREE DOWNLIGHT: PX LUMINAIRE VE - LED	19		COPPER	(WI) WEATHERED IRON	10 TO 15 VOLTS	3LED	4.2W	N/A	(P) PROSTED	N/A	SHIELDED	NA	(PS) PERFORATED SLEEVE
$\Box$	DOWNWARD WALL WASH LINEAR LED: FX LUMINAIRE LF - LED	6		BRASS	(WI) WEATHERED IRON	10 TO 15 VOLTS	ILED	2W	2900K	(P) PROSTED	NA	SHIELDED	UNDER WALL CAP	N/A
¥.	WALL MOUNTED DOWNLIGHT: PX LUMINAIRE DE - LED	8		ALUMINUM ALLOY	(WI) WEATHERED IRON	10 TO 15 VOLTS	3LED	10.1W	NA	(P) PROSTED	NA	SHELDED	(VB) VERSA BOX	NA







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#### TRAFFIC IMPACT ANALYSIS SUMMARY Wildcat Development SEC of Cave Creek Road and Bartlett Dam Road 17-ZN-2014

#### Summary Prepared by John Bartlett, COS Traffic Engineering Traffic Impact Study Prepared by Joseph H. Perrin Jr., P.E., Trace Consulting, LLC

#### Existing Conditions:

Site Location - Southeast corner of Cave Creek Road and Bartlett Dam Road.

Existing Development – The site is currently undeveloped. Previously the site was approved for a single family unit subdivision with 76 units.

Street Classifications -

- Cave Creek Road is classified as a Minor Collector Rural
- Bartlett Dam Road is classified as a Minor Collector Rural

Street Conditions -

- Cave Creek Road provides one travel lane in the northbound and southbound directions in the vicinity of the site. A northbound right-turn lane and a southbound left-turn lane are provided at the intersection with Bartlett Dam Road.
- Bartlett Dam Road provides one travel lane in the eastbound and westbound directions in the vicinity of the site. Separate left-turn and right-turn lanes are provided on the westbound approach to Cave Creek Road.
- The intersection of Cave Creek Road and Bartlett Dam Road is stop-controlled in the westbound direction. The northbound and southbound approaches are uncontrolled.

Existing Volumes -

• There are an estimated 870 daily vehicles on Cave Creek Road.

Existing Speed Limits -

 Cave Creek Road has a posted speed limit of 45 miles per hour south of Bartlett Dam Road and a posted speed limit of 40 miles per hour north of Bartlett Dam Road.

#### Proposed Development:

Description – The approval of zoning change from R1-190 to R1-70, would allow for the construction of a total of 122 single-family detached dwelling units.

Site Access – One access is proposed for the site, located approximately 900 feet south of Bartlett Dam Road along Cave Creek Road. This access would provide full turning movement access.

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	Daily	AM	l Peak H	lour	PN	I Peak H	lour
	<b>Total</b>	i In	• Out	Total	💡 In 🔬	Out	Total
Proposed Dwelling Units (122)	ĺ						
Single-Family Detached Housing (ITE 210)	1,162	23	69	92	77	45	122
Previous Dwelling Units (76)							
Single-Family Detached Housing (ITE 210)	724	14	43	57	48	28	76
Increase/Decrease – From Existing Land Use	+438	+9	+26	+35	+29	+17	+46

#### TRIP GENERATION COMPARISON TABLE: VS Existing Uses

#### **Traffic Analysis:**

The intersection of Cave Creek Road and Bartlett Dam Road is anticipated to operate at an LOS A for all movements under existing conditions as well as the 2014, and 2020 future scenarios.

The intersection of Cave Creek Road and Access 1 is anticipated to operate at an LOS B or better for all movements under existing conditions as well as the 2014, and 2020 future scenarios.

The development is proposing to construct a southbound left-turn bay and a northbound right-turn bay at the intersection of Cave Creek Road and Access 1.

#### Summary:

The proposed zoning change would allow for the construction of a 122 single-family dwelling units, 46 more units than previously approved. The additional 46 units are anticipated to generate 438 additional trips per day with 35 additional trips occurring during the AM peak hour and 46 additional trips occurring during the PM peak hour.

With the addition of the proposed site generated traffic, the operation of all study area intersections is not anticipated to change significantly from existing conditions, i.e. all intersections are anticipated to operate at an LOS B or better for all movements during the peak hours.

The average daily traffic along Cave Creek Road with the addition of the proposed development is 2,032 daily trips. Cave Creek Road has sufficient capacity to accommodate the additional daily traffic.

#### Comments/Concerns:

From: Sent: To: Subject: Curtis, Tim Friday, May 29, 2015 3:43 PM McClay, Doris; Murillo, Jesus FW: Case name Wilcat Hill Number 17-ZN-2014

----Original Message----From: Ruenger, Jeffrey Sent: Tuesday, May 26, 2015 9:33 AM To: Curtis, Tim; Castro, Lorraine Subject: FW: Case name Wilcat Hill Number 17-ZN-2014

Lorraine, Please add this to the file. Thanks

-----Original Message-----From: <u>victorc966@cox.net</u> [<u>mailto:victorc966@cox.net</u>] Sent: Sunday, May 24, 2015 11:27 AM To: Projectinput Subject: Case name Wilcat Hill Number 17-ZN-2014

I received a post card with subject case name and number. I tried to look it up on your eservices system but that did not work. If I understand the change would significantly increase the density of the housing in that project. I live in Carefree hills, increasing the number of housing thus the population would severely impact the traffic on Cave Creek RD. I am against the increase in density unless Cave Creek RD is expanded to 4 lanes.

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From: Sent: To: Subject: Murillo, Jesus Friday, May 22, 2015 8:47 PM 'Hugh Donnelly' RE: Scottsdale Project

Hello Hugh,

It was good seeing you the other night. I have responded to your questions below.

Sincerely,

Jesus

From: Hugh Donnelly [mailto:hmdonnelly5@gmail.com] Sent: Monday, May 18, 2015 1:16 PM To: Murillo, Jesus Subject: Re: Scottsdale Project

Thanks very much Mr. Murillo for the proactive update. Very much appreciated. I read the "Feb 17, 2015" Project Narrative. Just a couple of questions:

 Is the Planning Commission presentation open to the Public? Or the subsequent City Council meeting? If so, any times or dates for the next public hearing, if any?

Both meeting are open to the public, and you will be granted 3 minutes to speak if you so wish. The Planning Commission hearing date for the case is set for June 10, 2015.

Is it possible to get a copy of the Hydrology Report by Coe and Van Loo? How could I do that?

Yes Sir. It's a big one. Simply come down to the City, 7447 E. Indian School Road, Ste. 105 (see the receptionist), and ask to see the drainage report for case 17-PP-2014. Like I said, it is two very large binders. You will be able to purchase copies of any sheets that you wish.

• Is there a copy of the Development Plan that was shared at the Sept. '14 open meeting at Carefree Resort available?

The MEDCP will be approved as part of the same hearings for the plat 17-PP-2014 plat case. There is a copy in the file for the plat (17-PP-2014) and also a case, 1-MP-2005#2. The plat has not been scheduled for a hearing, and probably will not, until there is a recommendation from the Planning Commission.

Thanks again, Hugh

On 5/16/15, 12:46 PM, "Murillo, Jesus" <<u>JMurillo@ScottsdaleAz.Gov</u>> wrote:

Hello Mr. Donnelly,

I just wanted to give you an update on this case (17-ZN-2014 - Wildcat Hill Rezoning Request). The rezoning request will (likely) be presented to the Planning Commission on June 10, 2015. The Planning Commission is and advisory board to the

City Council; which means if the Planning Commission hears the case; the project would still need to be presented to the City Council. If approved by the City Council, the preliminary plat case (17-PP-2014 - Wildcat Hill Preliminary Plat) will still have to go through the platting process (Development Review Board and City Council).

Sincerely,

Jesus

-----Original Message-----From: Hugh Donnelly [mailto:hmdonnelly5@gmail.com] Sent: Thursday, December 04, 2014 10:08 PM To: Murillo, Jesus Subject: Re: Scottsdale Project

Thanks Mr. Murillo. This was exactly what I was looking for. Thanks very much. Sincerely,

Hugh

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On 12/4/14, 4:03 PM, "Murillo, Jesus" <<u>JMurillo@ScottsdaleAz.Gov</u>> wrote:

Hello Mr. Donnelly,

I have included a link below to the applicants submittal for this case:

http://eservices.scottsdaleaz.gov/planning/projectsummary/applicant\_sub

mit tals/ProjInfo\_17\_ZN\_2014.pdf

Please feel free to contact me with any further questions.

Sincerely,

Jesus

-----Original Message-----From: Hugh Donnelly [mailto:hmdonnelly5@gmail.com] Sent: Monday, December 01, 2014 6:14 PM To: Murillo, Jesus Subject: Scottsdale Project

#### Hi Mr Murillo,

I was wondering how I can learn more about this project off of North Cave Creek Rd. I live in a community adjacent to this site and was traveling during the posting and meeting periods cited in the pic below. Appreciate any guidance you can give me. Thanks, Hugh Donnelly

From:	Steve Lowen <riverollowen@yahoo.com></riverollowen@yahoo.com>
Sent:	Tuesday, May 19, 2015 12:22 PM
То:	Murillo, Jesus
Subject:	Re: Wildcat Hill Information

Thank you for the update...and, remembering! I will let those homeowners in the area what is going onand I will further give you a 'positive thumbs up' for keeping us informed.

Steve Lowen

On Saturday, May 16, 2015 12:48 PM, "Murillo, Jesus" < JMurillo@ScottsdaleAz.Gov > wrote:

Hello Mr. Lowen,

I just wanted to give you an update on this case (17-ZN-2014 - Wildcat Hill Rezoning Request). The rezoning request will (likely) be presented to the Planning Commission on June 10, 2015. The Planning Commission is and advisory board to the City Council; which means if the Planning Commission hears the case, the project would still need to be presented to the City Council. If approved by the City Council, the preliminary plat case (17-PP-2014 - Wildcat Hill Preliminary Plat) will still have to go through the platting process (Development Review Board and City Council).

Sincerely,

Jesus

From: steven lowen [<u>mailto:riverolowen@yahoo.com</u>] Sent: Saturday, January 17, 2015 5:58 AM To: Murillo, Jesus Subject: Re: Wildcat Hill Information

Mr. Murillo:

Thank you for forwarding this. I will advise the individuals in this area. Desert Mountain, Mirabelle, Boulder View, Legend Trail etc. that I received this package, and review constructive comments with you.

Sincerely, Steve Lowen From: "Murillo, Jesus" <<u>JMurillo@ScottsdaleAz.Gov</u>> To: "riverolowen@yahoo.com" <<u>riverolowen@yahoo.com</u>> Sent: Friday, January 16, 2015 6:27 PM Subject: Wildcat Hill Information

### Mr. Lowen,

Forgive me, I just found two of your calls in an email/calls folder on my computer. I am not sure why they were there and not my regular in box, so I apologize for the calls being misplaced. I have included the information that you have asked for in this email.

The applicant is requesting a rezoning and a pre-luminary plat application.

These are the applicant current applications:

Rezoning -

http://eservices.scottsdaleaz.gov/planning/projectsummary/applicant\_submittals/ProjInfo\_17\_ZN\_2014.pdf

Preliminary Plat http://eservices.scottsdaleaz.gov/planning/projectsummary/applicant\_submittals/ProjInfo\_17\_PP\_2014.pdf

I have also included staff's first review comment letter. I consolidated the two cases into one letter I have conducted two site walks to analyze the street locations and locations of the proposed building envelopes. The applicant is taking this information into consideration before their next resubmittal. I will keep you updated once the resubmittal is received by staff, and please feel free to invite me to any future meeting.

Sincerely,

Jesús Murillo Senior Planner City of Scottsdale Planning, Neighborhood, and Transportation 7447 E. Indian School Road, Ste. 105 Scottsdale, AZ 85251 Phone: 480-312-7849 Fax: 480-312-9037

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From:Paul Lehman <plehman@frontgateprop.com>Sent:Friday, April 10, 2015 2:56 PMTo:Murillo, JesusSubject:Pe-Application Case 231-PA-2014 (Cave Creek Road & Bartlett Dam Road)

Jesus:

Where on the City of Scottsdale's Web Site can I find information and/or plats regarding the proposed residential project at the southeast corner of Cave Creek Road and Bartlett Dam Road, which has a Pre-Application # 231-PA-2014 and had a Neighborhood Open House Meeting on September 16, 2014? What is the status of this proposed project?

Thank you.

Paul Lehman 630-651-5263

From: Hugh Donnelly <hmdonnelly5@gmail.com> Sent: Thursday, December 04, 2014 10:08 PM Murillo, Jesus To: Subject: Re: Scottsdale Project Thanks Mr. Murillo. This was exactly what I was looking for. Thanks very much. Sincerely, Hugh On 12/4/14, 4:03 PM, "Murillo, Jesus" <JMurillo@ScottsdaleAz.Gov> wrote: >Hello Mr. Donnelly, > >I have included a link below to the applicants submittal for this case: > >http://eservices.scottsdaleaz.gov/planning/projectsummary/applicant\_sub >mit >tals/Projinfo 17 ZN\_2014.pdf > >Please feel free to contact me with any further questions. > >Sincerely, > >Jesus > >-----Original Message----->From: Hugh Donnelly [mailto:hmdonnelly5@gmail.com] >Sent: Monday, December 01, 2014 6:14 PM >To: Murillo, Jesus >Subject: Scottsdale Project > >Hi Mr Murillo, >I was wondering how I can learn more about this project off of North >Cave Creek Rd. I live in a community adjacent to this site and was >traveling during the posting and meeting periods cited in the pic below. >Appreciate any guidance you can give me. >Thanks, >Hugh Donnelly >

# **City Notifications – Mailing List Selection Map**



Wildcat Hill