

Case Research

CITY COUNCIL REPORT



To: The Honorable Mayor and City Council
From: Planning Systems Dept/Community Development Division
Meeting Date: [Month/Day/Year]

ITEM IN BRIEF

Action:

ADOPT Ordinance No. 3383, applying city R1-190 ESL and R1-70 ESL zoning on newly annexed R-43 county lands for Wildcat Hill Parcel in the area of Bartlett Lake and Cave Creek Roads 7-ZN-2001

Purpose:

Approval of these ordinances completes the annexation process and will establish zoning on the subject properties. According to the State Statutes, a city or town annexing an area shall adopt zoning classifications which permit densities and uses no greater than those permitted by the county immediately before annexation.

Key Considerations:

Over the past four decades, the City has annexed land into the city for a variety of reasons, and today there are 185 square miles within the city boundaries. In most instances those annexations created a common border with other cities. Sometimes, however, small areas of land under the jurisdiction of Maricopa County remained after the annexations had occurred. The City created an Annexation Policy 1997 to identify those areas adjacent to the City's boundaries that are "remnants" of previous annexation and to formalize a process for considering future annexation requests.

The City Council has granted approval to annex two separate areas identified in the Annexation Policy study area known as the Wildcat Hill, located between Desert Mountain and the Tonto National Forest. Furthermore, the annexation of these remnant parcels will strengthen this area's relationship with the National Forest and the city's ability to access those lands for hikers and pedestrians.

Applicant:

Wildcat Hill, LLC
Attn: Scott Kusy
8425 East La Senda
Scottsdale, AZ 85255

Owner:

Wildcat Hill, LLC.; Steven Brophy; Felix and Janet Shaskan; David B. and Jan B. McClinton; Joseph and Caroline Schnieder; James A. and Melody K. Sheahan.

Staff Contact:

Brian Berndt

E-mail:

17-PP-2014
10/28/2014

E-mail: bberndt@ci.scottsdale.az.us

DISCUSSION

Background/History:

On March 20, 2000, the City Council adopted Resolutions Nos. 5510 and 5513, which authorized staff to initiate the process to annex both Desert Mountain and Wildcat Hill parcels into the City. Comments on the proposed annexations were solicited and received from the Planning Commission on April 12, 2000, and from the McDowell/Sonoran Preserve Commission on May 4, 2000.

On May 2, 2000, the City Council held a formal Public Hearing on the annexation/IWDS proposals and solicited public testimony and comment from the community and interested stakeholders. Information on the annexations/IWDS was presented at a Council Work Study Session that was held on October 10, 2000. On December 11, 2000, the City Council approved the annexation of these properties. In accordance to State Statutes, a city that has annexed territory into its incorporated boundaries has six months to apply comparable zoning to the properties.

Community Impact:

The annexation of these properties was in conformance with the City's Annexation Policy, and the land uses that were approved in Maricopa County are in conformance with the City's General Plan. The proposed zoning adoptions action will complete annexation process.

Financial Impact:

There are no anticipated financial impacts due to these properties being annexed.

Community Involvement:

There have been numerous meetings and discussions concerning the proposed annexation of the Desert Mountain and Wildcat Hill parcels. Those contacted included property owners throughout the immediate area, the National Forest Service, Cave Creek School District, representatives from the Coalition of Pinnacle Peak (COPP), as well as the Desert Mountain Property Owners Association. Most comments were favorable with some stating concern for the IWDS waterline. Furthermore, the area residents showed additional support by attending various Council meetings and by writing letters to the City.

Attachments to 7-ZN-2001:

Attachment #1: Ordinance No. 3383
Exhibit A – Zoning Map
Exhibit B – City Council Approval of Annexation and Pre-Annexation
Development Agreement No. 2000-066-COS

Brian Berndt
Community Planner
Report author

Randy Grant
Environmental Planning & Development Director

Kroy S. Ekblaw
Interim Planning Systems General Manager

David Ellison
Assistant City Manager

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: August 25, 2005

ITEM NO. 7

| | | | |
|--------------------------------|--|-----------------------------------|--|
| CASE NUMBER/ | 1-MP-2005 | | |
| PROJECT NAME | Wildcat Hill | | |
| LOCATION | Southeast corner of Cave Creek & Bartlett Lake Roads | | |
| REQUEST | Request to approve Master Environmental Design Concept Plan. | | |
| OWNER | Wildcat Hill LLC 602-954-4550 | ENGINEER | N / A |
| ARCHITECT/ DESIGNER | N / A | APPLICANT/ COORDINATOR | Shelly Mc Tee Biskind, Hunt & Taylor PLC 602-955-3452 |

BACKGROUND

Zoning.

The site is zoned Residential, R1-190 ESL (Single Family Residential/Environmentally Sensitive Lands). The ESL Ordinance requires that a percentage of the property be permanently preserved as Natural Area Open Space (NAOS) and that specific environmental features are to be protected.

Context.

This subdivision is located at the southeast corner of Bartlett Lake and Cave Creek Roads.

- North: R1-190 to the north, The Quail Ridge Subdivision.
- South/Southwest: R1-190 to the south, unsubdivided; the Tonto National Forest to the south and southeast.
- West: The surrounding property is zoned R1-43 to the west, Desert Mountain, Carefree Hills, and Vista Valle.

The site is approximately 360-acres and is currently vacant. The site has several washes that run through it in a southerly direction. The site terrain has elevations that range from 3240 feet to 3275 feet above sea level.

The most significant features of the site include numerous rock outcropping, wash corridors and the Wildcat Hill Landmark.

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

APPLICANT'S PROPOSAL

Applicant's Request.

The pre-annexation agreement had a stipulation that a Master Environmental Design Concept plan (MEDCP) be submitted for approval. The applicant is no longer responsible to the stipulation in that agreement but has decided that this project would

benefit by having a MEDCP. The MEDCP will document the design and planning philosophy as well as to affirm the vision of the proposed Wildcat Hill community. This document will summarize the community design elements that will establish the character and tone for all components of the Wildcat Hill master plan. This document will provide guidelines for the proposed Community Architecture (walls, gates, signs, lighting, etc.), Landscape, Revegetation Program, Wash Corridors, Vehicular Circulation, Pedestrian Circulation, and the Wildcat Hill Preservation.

- ❖ The architecture of the proposed main community entrance buildings (gate house) will be Spanish Hacienda style. The architecture style for the dwelling units will be governed by CC&R's. (See page 5-10 of enclosed Master Environmental Design Concept Plan [MEDCP] booklet.)
- ❖ The Landscape and open space concept makes the use of the indigenous desert vegetation using a variety of plant species and densities to create three character zones. (See page 2-3 of enclosed MEDCP booklet.)
 - Undisturbed Areas
 - Revegetated Natural Areas
 - Enhanced Natural Areas
- ❖ Drainage channels were inventoried in the field and delineated to more accurately plan roadway crossings and locate building envelopes to minimize disturbance. (See page 12 of enclosed MEDCP booklet.)
- ❖ The internal circulation pattern is designed to avoid major land features and vegetation as well as to minimize wash crossings. Granite shoulders adjacent to all internal roadways will function as the internal pedestrian trail system. The administration of Tonto National Forest and the City of Scottsdale trails coordinator have decided to limit access to the forest at the request of the Tonto National Forest. (See page 12)
- ❖ The preservation of the Wildcat Hill will be accomplished by easement dedications. (See page 12 of enclosed MEDCP booklet.)

Development Information:

- | | |
|-------------------------------------|---|
| • Existing Use: | Vacant Land/Residential |
| • Proposed Use: | Single Family Residential |
| • Parcel Size: | 360+/- Acres |
| • Building Height Allowed/Proposed: | Allowed 24 Feet, Proposed 24 Feet |
| • Open Space Required/Provided: | NAOS Required 145.62+/- Acres, NAOS Provided 171.25+/- Acres |
| • Number of Units: | 76 Custom Homes |
| • Density: | 0.22 Units/Acre |

DISCUSSION

The Pre-annexation agreement between The Wildcat Hill LLC and the City of Scottsdale was approved and recorded (Resolution #5570) in December 2000. The agreement had a "Duration of Agreement (5.g)" that, "the pre-annexation agreement shall automatically terminate and be of no further force or effect on January 15, 2005; provided, however, that if the parties mutually determine that a longer period for the performance of the provisions of the Agreement is necessary for any reason, the terms of the Agreement may be extended by a written amendment." The applicant did not exercise the right to extend the agreement, and after the expiration of the agreement the applicant formally applied for DRB approval of the revised preliminary plat. All stipulations in the expired agreement are no longer valid. Staff has had numerous

meetings with the applicant for the purpose of reapplying some of the stipulations from the previous agreement. The applicant has made an effort to accommodate the environmental concerns of the neighbors as well as city staff.

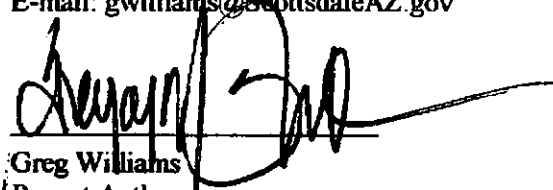
**STAFF
RECOMMENDATI
ON**

Staff recommends approval, subject to the attached stipulations.

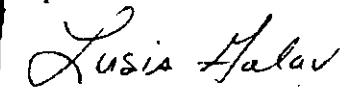
**STAFF
CONTACT(S)**

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APPROVED BY



Greg Williams
Report Author



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Interim Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map

tal Design Concept Plan &

1.00 INTRODUCTION

1.01 PROJECT LOCATION.

The Wildcat Hill project is located at the southeast corner of Bartlett Lake Drive and Cave Creek Road in the far northern region of Scottsdale. Wildcat Hill was annexed into the City in late 2000 and the underlying R1-190 zoning was adopted subsequent to the annexation.

The property is approximately 360 acres in area. The planning and development team proposes to develop the community with seventy-six (76) single-family custom home sites, pursuant to the ESL ordinance and the R1-190 development standards, as amended. Lots will average approximately five-acres in area. The proposed Wildcat Hill development is primarily comprised of natural open spaces and low-density residential uses. Home sites have been planned to preserve the site's natural features and maximize opportunity towards the significant regional view present from this area.

Access to the Wildcat Hill project will be via Cave Creek Road. The primary objective of the layout of internal roads and home sites was to clearly reflect sensitivity to the preservation of native vegetation, washes, and the Wildcat Hill landform near the southeast corner of the project.

1.02 REQUEST.

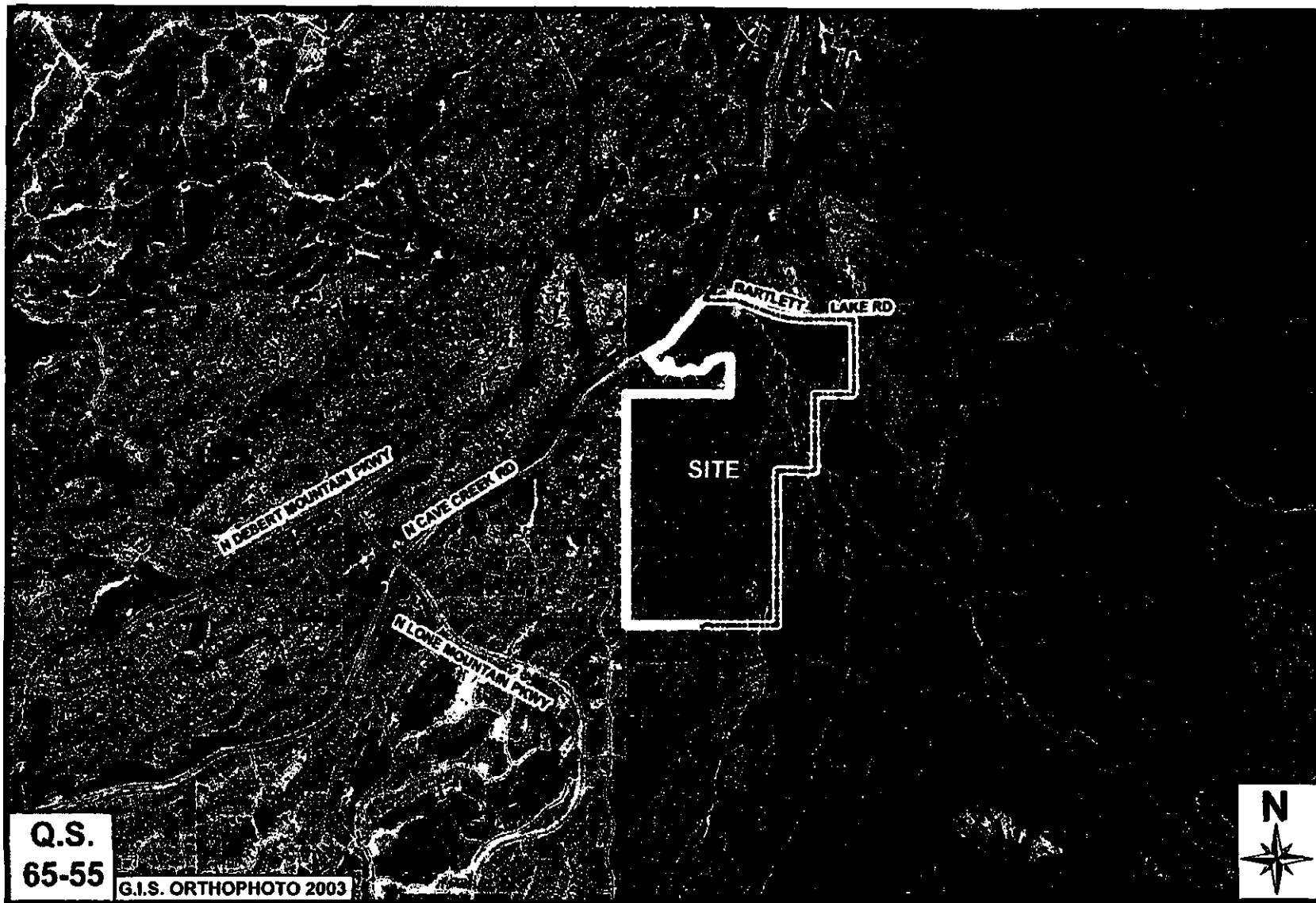
This application represents a request for Development Review Board approval of a Master Environmental Design Concept Plan (MEDCP) and preliminary plat for the Wildcat Hill development.

This document is a summary of the community design elements that will establish the character and tone for all of the components of the Wildcat Hill master plan. This MEDCP document contains information regarding the proposed community architecture (walls, signs, lighting, etc.), as well as the landscape and revegetation program for the community. This document is not intended to cover the design concepts for the architecture and landscape components of individual residential lots. Those elements will be addressed through future community architectural guidelines and covenants, conditions and restrictions.

The predominant goal of the community thematic elements contained in this MEDCP is to maintain a low profile and to blend into and complement the existing natural desert setting of the site. Materials will be complementary in color and texture with surrounding the desert.

Wildcat Hill

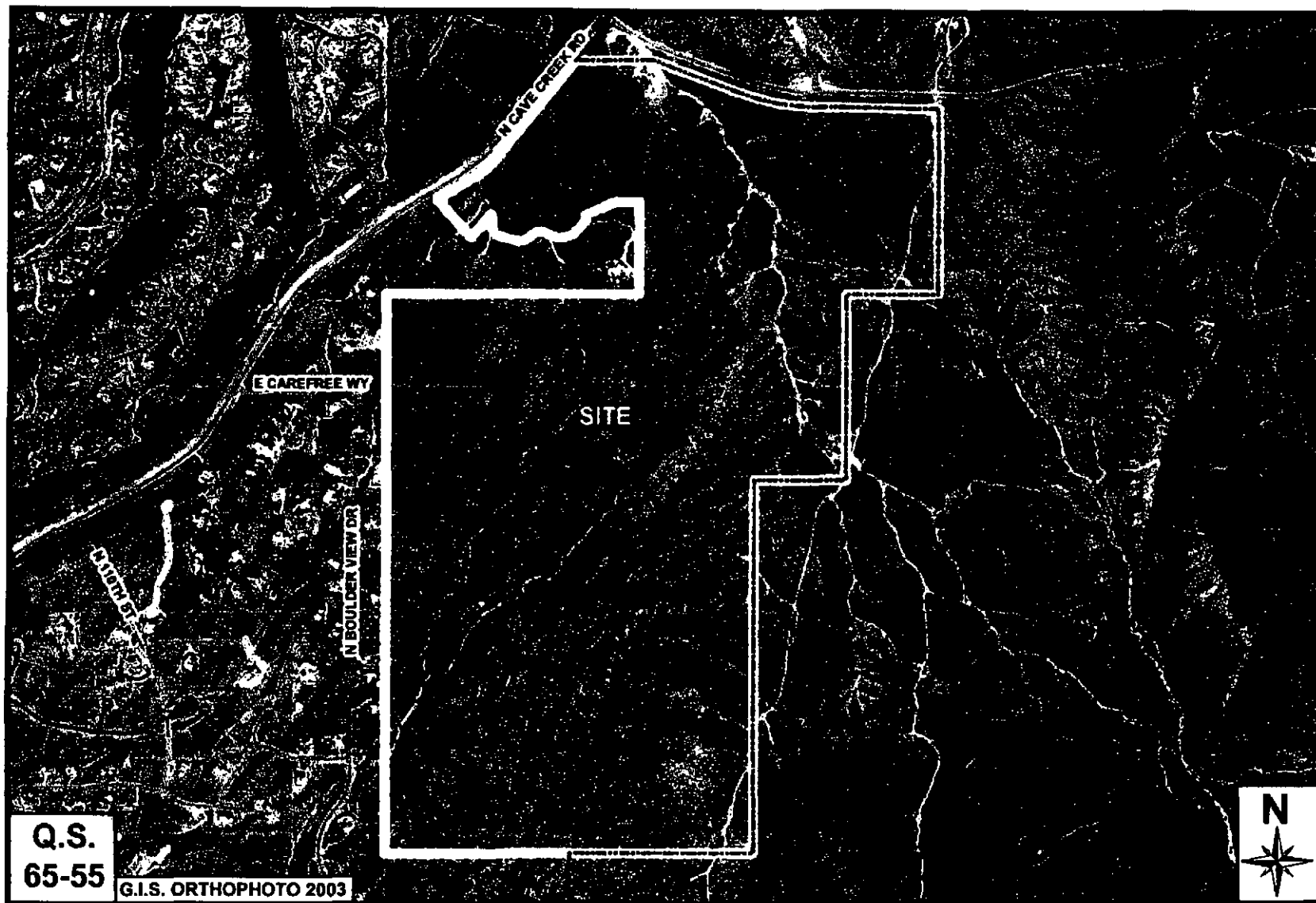




Wildcat Hill MEDCP

1-MP-2005

ATTACHMENT #2



Wildcat Hill MEDCP

1-MP-2005

ATTACHMENT #2A



FILE COPY



CITY COUNCIL REPORT

MEETING DATE: March 20, 2007

ITEM NO. 6

SUBJECT

Wildcat Hill, 8-PP-2005

REQUEST

Request to approve a Final Plat with amended development standards for a 76-lot custom home subdivision on a 360-acre parcel.

Key Items for Consideration:

- Context: A Master Environmental Design Concept Plan has been prepared for approval that will establish the character and tone for all of the components of this proposed Final Plat.
- There will be no additional density with the approval of amended development standards.
- Amended development standards for: lot size, NAOS, open space and preservation of major terrain features.
- Custom lots will range from 144,000 to over 600,000 square feet in area, and the average lot size will be 190,000 square feet.
- Building envelopes will average 50,000 square feet and all area beyond the building envelopes will remain as open space.
- Wildcat Hill will be preserved with a Conservation Easement as well as Natural Area Open Space (NAOS)
- A Scenic Corridor will be provided along Cave Creek Road.
- There will be 20 acres more than the required NAOS dedicated for open space.
- All drainage patterns will remain natural and unobstructed to provide for the preservation of wildlife corridors.
- Preliminary Plat approved by the Development Review Board on August 25, 2005, by a vote of 7-0.

OWNER

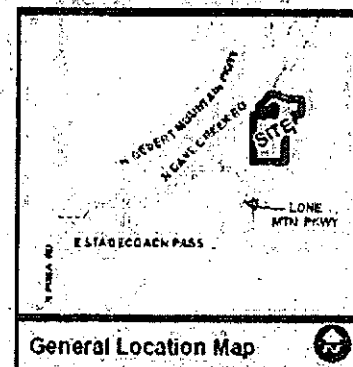
Wildcat Hill LLC
602-954-4550

APPLICANT CONTACT

Mark Borushko
MB Group LLC
480-941-1444

LOCATION

Southeast corner of Cave Creek & Bartlett Lake Roads



BACKGROUND

Zoning.

The site is zoned Residential, R1-190 ESL (Single Family Residential/Environmentally Sensitive Lands). The ESL Ordinance requires that a percentage of the property be permanently preserved as Natural Area Open Space (NAOS) and that specific environmental features are to be protected.

Context.

This subdivision is located at the southeast corner of Bartlett Lake and Cave Creek Roads.

- North: R1-190 to the north, The Quail Ridge Subdivision.
- South/Southeast: R1-190 to the south, unsubdivided. The Tonto National Forest to the south and southeast.
- West: The surrounding property is zoned R1-43 to the west, Desert Mountain, Carefree Hills, and Vista Valle.

The site is approximately 360 acres and is currently vacant. The site has several washes that run through it in a southerly direction. Site elevations range from 3,240 feet to 3,275 feet above sea level. The most significant features of the site include numerous rock outcropping, wash corridors and the Wildcat Hill Landmark.

The site vegetation consists of desert trees, shrubs, ground covers, and cactus. The tree species consist of Blue Palo Verde, and 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.

1. December 11, 2000, the city entered into a pre-annexation agreement with the Wildcat Hill LLC.
2. May 2001, the City Council adopted Ordinance #3383 applying R1-190 ESL zoning on newly annexed R-190 County lands for the Wildcat Hill parcel in the area of Bartlett Lake and Cave Creek Roads. (7-ZN-2001).
3. The applicant received approval of the Master Environmental Design Concept Plan simultaneously with the Development Review Board Approval. (1-MP-2005).

**APPLICANT'S
PROPOSAL**

Goal/Purpose of Request.

The proposed preliminary plat with amended development standards includes:

- Allowed Density: 0.22 units/acre
- Site Area Gross: 360+ acres
- Allowed Units: 76
- Proposed Units: 76
- NAOS Required: 145.62+/- acres
- NAOS Provided: 171.25+/- acres
- Maximum Building Height Allowed: 24 feet
- Maximum Building Height Proposed: 24 feet

The lots range from 144,000 to 600,000 square feet. The project is a gated subdivision with the main entrance on Cave Creek Road. Emergency access is provided between Lots 58 and 59. Access to the Tonto National Forest will be limited as per the request of the U.S. Forest Service. The entrance consists of natural stone on CMU with a red brick cap and decorative steel gates. The barrier fence along Cave Creek Road will consist of natural stone on CMU with red brick cap 16 feet on center, four feet high and connected by chain.

The proposed fence separating the subdivision from the Tonto National Forest will consist of four-foot high wood posts, 40 feet on center with three strands of 12 5 gage wires, the fence will be 100% open. The fence along the forest border is at the request of the U S Forest Service. The gate house will be constructed using natural stone, red brick caps, stained wood columns with a mission tile roof. All walls will consist of natural stone veneer on CMU.

Key Issues.

The Pre-annexation agreement between The Wildcat Hill LLC and the City of Scottsdale was approved and recorded (Resolution #5570) in December 2000. The agreement had a "Duration of Agreement (5 g)" that states, "the pre-annexation agreement shall automatically terminate and be of no further force or effect on January 15, 2005, provided, however, that if the parties mutually determine that a longer period for the performance of the provisions of the Agreement is necessary for any reason, the term of the Agreement may be extended by a written amendment." The applicant did not exercise the right to extend the agreement, and after the expiration date, the applicant formally applied for DRB approval of the revised preliminary plat.

All stipulations in the expired agreement are no longer valid. Staff has had numerous meetings with the applicant for the purpose of reapplying some of the stipulations from the previous agreement. The applicant has made an effort to accommodate the environmental concerns of the neighbors as well as city staff. The applicant has provided a 130- to 140-foot buffer adjacent to the Carefree Hills subdivision thereby creating a natural open area for the existing homes along the project's western border.

IMPACT ANALYSIS**Traffic.**

The proposed residential development fronts Cave Creek Road to the north and Bartlett Lake Road to the east. Bartlett Lake Road is owned by the U S Forest Service. The applicant will provide a right and a left turn lane at the entrance on Cave Creek Road. A five-foot wide bike lane will be provided on Bartlett Lake Road. All streets will be internal.

Water/Sewer

The applicant is responsible for new water and sewer infrastructure to service the site and staff has approved the water and sewer basis of design.

Police/Fire.

Scottsdale Fire Department has reviewed this Final Plat and finds that it conforms to the minimum requirements for fire apparatus access. There are no service impacts.

Schools.

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

Open space/Scenic Corridors.

Open space will be provided within the washes and partially around the building envelopes. The 100-foot wide scenic corridor will be dedicated along the northern property boundary adjacent to Cave Creek Road.

Community Involvement

There have been inquiries from the residents of Cave Creek Hills regarding the setbacks from their southern border. The residents of the four outparcels along the northeastern portion of the site have notified the staff of a private agreement from the previous owner. The agreement is private and does not involve the City of Scottsdale.

OTHER BOARDS AND COMMISSIONS

Development Review Board

The Development Review Board approved the preliminary plat on August 25, 2005, with a unanimous vote of 7-0.

STAFF RECOMMENDATION

Recommended Approach

Staff recommends approval.

RESPONSIBLE DEPT(S)

Planning and Development Services Department
Current Planning Services

STAFF CONTACT (S)

Greg Williams

Senior Planner

480-312-4205

Email gwilliams@ScottsdaleAZ.gov

Lusia Galav, AICP

Director, Current Planning

480-312-2506

Email lgalav@ScottsdaleAZ.gov

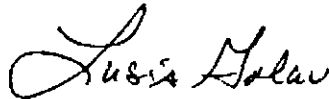
Peter Deeley

Planning Coordination Manager

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APPROVED BY

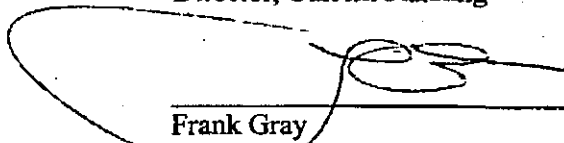


3/5/07

Lusia Galav, AICP

Date

Director, Current Planning

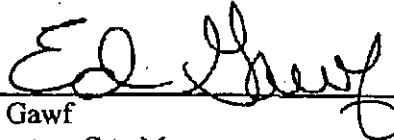


3.5.07

Frank Gray

Date

General Manager Planning and Development Services



3/6/07

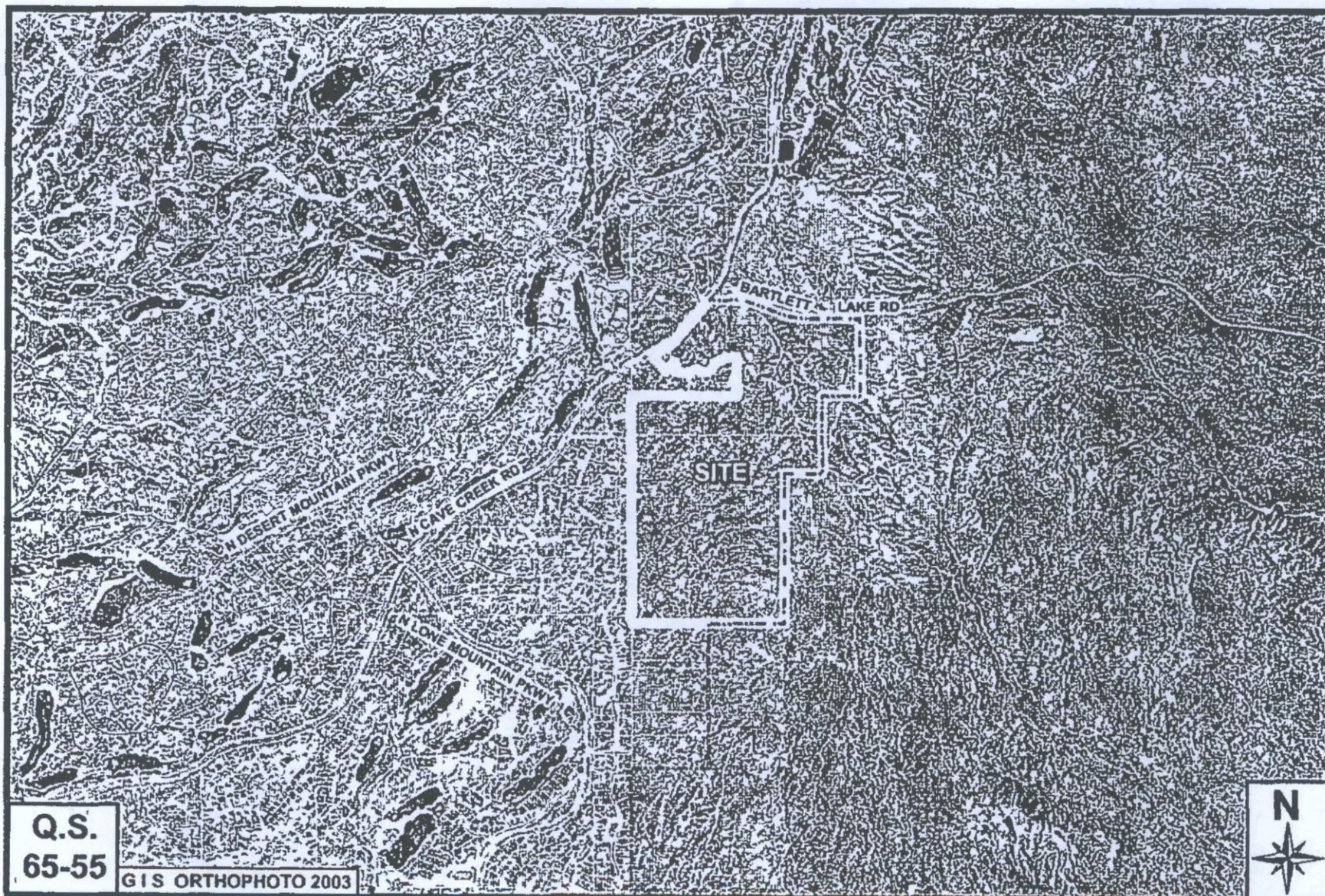
Ed Gawf

Date

Assistant City Manager

ATTACHMENTS

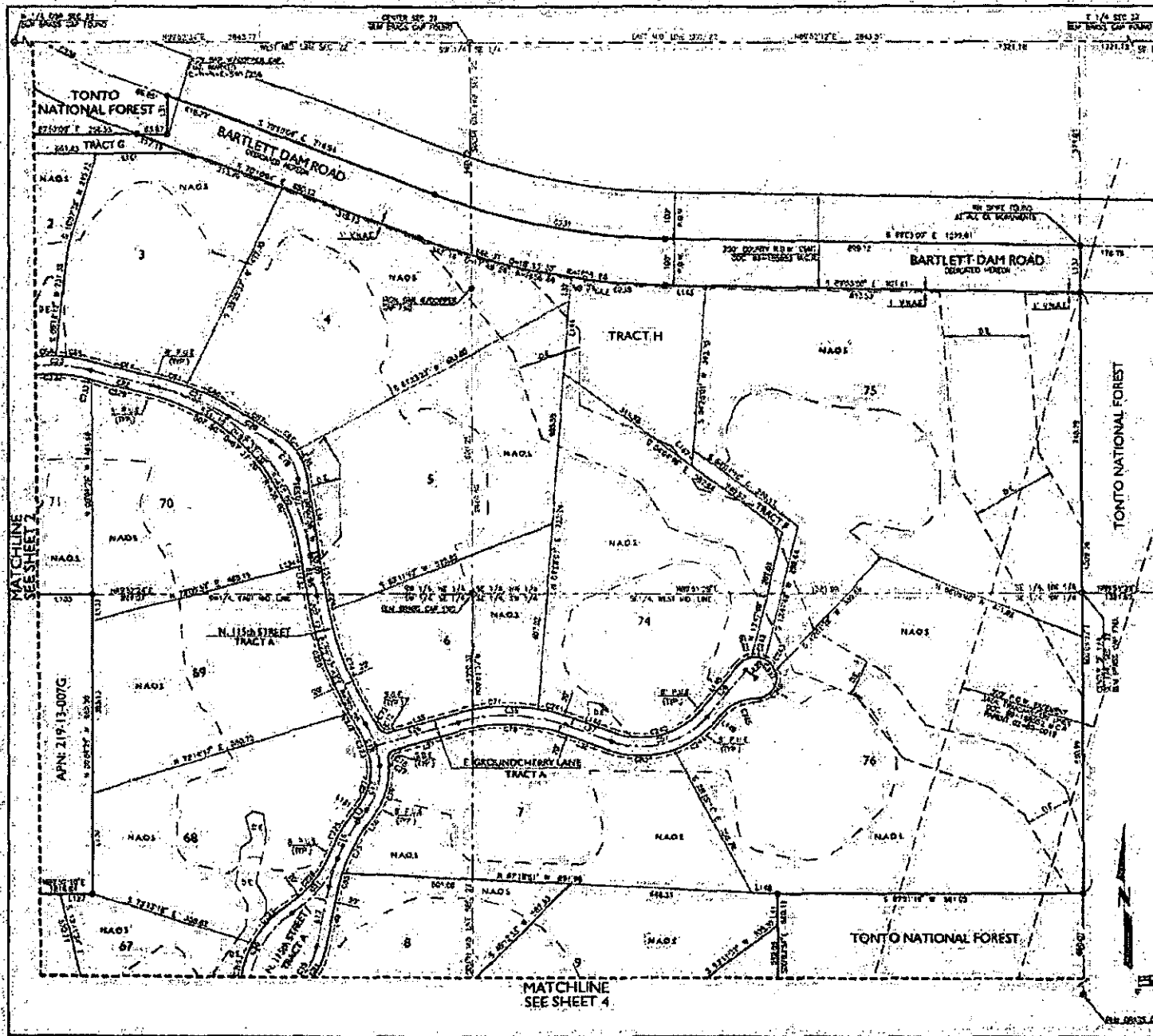
- 1 Context Aerial
- 2 Final Plat
- 3 Preliminary Plat
- 4 Development Review Board Staff Report (8-25-05)
- 5 Development Review Board Minutes (8-25-05)



Wildcat Hill

8-PP-2005

ATTACHMENT #1



| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| 101 | N 174°15' E | 131.12 |
| 102 | S 89°24' W | 24.41 |
| 103 | N 71°15' E | 19.23 |
| 104 | S 79°17' W | 108.73 |
| 105 | N 0°00'00" E | 151.12 |
| 106 | S 85°33' W | 24.00 |
| 107 | N 0°00'00" E | 48.16 |
| 108 | S 87°07' W | 61.57 |
| 109 | N 0°00'00" E | 43.43 |
| 110 | S 89°24' W | 109.08 |
| 111 | N 174°15' E | 151.12 |
| 112 | S 89°24' W | 24.41 |
| 113 | N 71°15' E | 19.23 |
| 114 | S 79°17' W | 108.73 |
| 115 | N 0°00'00" E | 151.12 |
| 116 | S 85°33' W | 24.00 |
| 117 | N 0°00'00" E | 48.16 |
| 118 | S 87°07' W | 61.57 |
| 119 | N 0°00'00" E | 43.43 |
| 120 | S 89°24' W | 109.08 |
| 121 | N 174°15' E | 151.12 |
| 122 | S 89°24' W | 24.41 |
| 123 | N 71°15' E | 19.23 |
| 124 | S 79°17' W | 108.73 |
| 125 | N 0°00'00" E | 151.12 |
| 126 | S 85°33' W | 24.00 |
| 127 | N 0°00'00" E | 48.16 |
| 128 | S 87°07' W | 61.57 |
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| 144 | S 79°17' W | 108.73 |
| 145 | N 0°00'00" E | 151.12 |
| 146 | S 85°33' W | 24.00 |
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| 150 | S 89°24' W | 109.08 |
| 151 | N 174°15' E | 151.12 |
| 152 | S 89°24' W | 24.41 |
| 153 | N 71°15' E | 19.23 |
| 154 | S 79°17' W | 108.73 |
| 155 | N 0°00'00" E | 151.12 |
| 156 | S 85°33' W | 24.00 |
| 157 | N 0°00'00" E | 48.16 |
| 158 | S 87°07' W | 61.57 |
| 159 | N 0°00'00" E | 43.43 |
| 160 | S 89°24' W | 109.08 |
| 161 | N 174°15' E | 151.12 |
| 162 | S 89°24' W | 24.41 |
| 163 | N 71°15' E | 19.23 |
| 164 | S 79°17' W | 108.73 |
| 165 | N 0°00'00" E | 151.12 |
| 166 | S 85°33' W | 24.00 |
| 167 | N 0°00'00" E | 48.16 |
| 168 | S 87°07' W | 61.57 |
| 169 | N 0°00'00" E | 43.43 |
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| 174 | S 79°17' W | 108.73 |
| 175 | N 0°00'00" E | 151.12 |
| 176 | S 85°33' W | 24.00 |
| 177 | N 0°00'00" E | 48.16 |
| 178 | S 87°07' W | 61.57 |
| 179 | N 0°00'00" E | 43.43 |
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| 198 | S 87°07' W | 61.57 |
| 199 | N 0°00'00" E | 43.43 |
| 200 | S 89°24' W | 109.08 |

| CURVE | ARC | CHORD | AREA |
|-------|--------|---------|---------|
| 101 | 114.34 | 10.0000 | 10.0000 |
| 102 | 134.24 | 20.0000 | 20.0000 |
| 103 | 100.00 | 10.0000 | 10.0000 |
| 104 | 100.00 | 10.0000 | 10.0000 |
| 105 | 100.00 | 10.0000 | 10.0000 |
| 106 | 100.00 | 10.0000 | 10.0000 |
| 107 | 100.00 | 10.0000 | 10.0000 |
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| 109 | 100.00 | 10.0000 | 10.0000 |
| 110 | 100.00 | 10.0000 | 10.0000 |
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| 112 | 100.00 | 10.0000 | 10.0000 |
| 113 | 100.00 | 10.0000 | 10.0000 |
| 114 | 100.00 | 10.0000 | 10.0000 |
| 115 | 100.00 | 10.0000 | 10.0000 |
| 116 | 100.00 | 10.0000 | 10.0000 |
| 117 | 100.00 | 10.0000 | 10.0000 |
| 118 | 100.00 | 10.0000 | 10.0000 |
| 119 | 100.00 | 10.0000 | 10.0000 |
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- LEGEND**
- SECTION BOUNDARY
 - SECTION LINE
 - CONTINGENT
 - LOT LINE/TRACT LINE
 - POINT OF BEGINNING (P.O.B.)
 - RAILROAD LINE
 - EXISTING LINE IS CORRECT
 - PUBLIC VEHICLE EASEMENT
 - VEHICULAR NON-ACCESS EASEMENT
 - WATER LINE EASEMENT
 - SEWER LINE EASEMENT
 - EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT
 - CONSERVATION AREA EASEMENT
 - ORANGE GATEPOST
 - SHORT DISTANCE EASEMENT
 - STANDARD CORRIDOR EASEMENT
 - STANDARD EASEMENT
 - LANDSCAPE EASEMENT
 - MARSHLAND QUALITY RECOGNITION
 - CONTINGENT
 - THIS SPACE CAP (TYPE INDICATED ON MAP)
 - SPACE CAP (INDICATED)
 - SPACE BY REAR W/ CAP (1500)
 - SPACE (OTHERWISE NOTED)
 - SPACE OF LAND MANAGEMENT

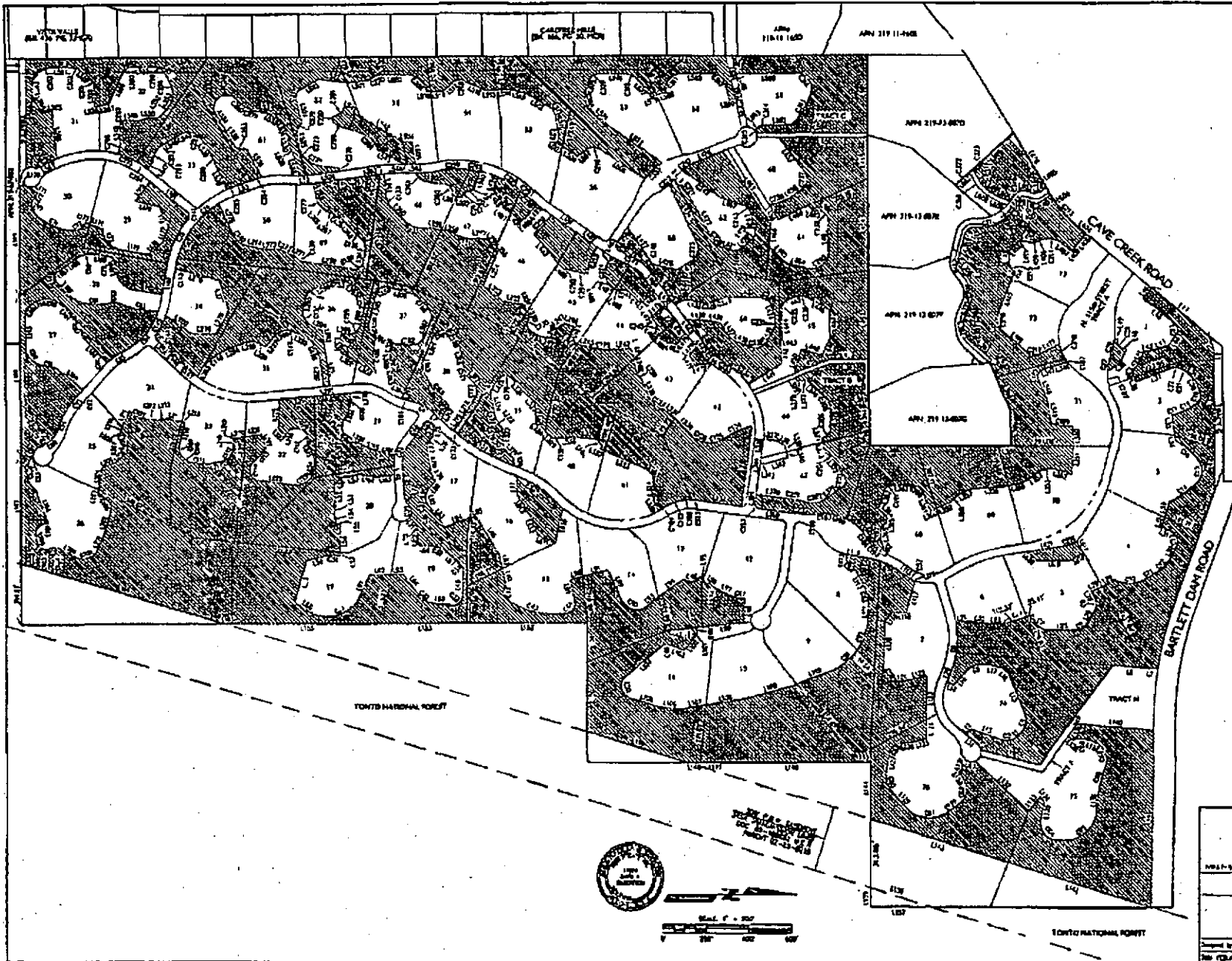
GILBERTSON ASSOCIATES
INC.

CONSULTING ENGINEERS & LAND SURVEYORS
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS

FINAL PLAN

WILCOX HILL

Prepared by: G.A. Date: 11/11/03
Drawn by: G.A. Date: 11/11/03
Check by: G.A. Date: 11/11/03



NAO'S CURVE TABLE

CURVE TABLE

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GILBERTSON ASSOCIATES, INC.
 Surveying and Engineering
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FINAL PLAT

WILCAT HILL

Drawn by: [] Date: []
 Check by: [] Date: []

8-PP-2005 526-06-2

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A. A. VETTER, *Dept. of Chem., Univ. of Illinois at Chicago, P.O. Box 807, Chicago, IL 60680-0807*

10. *Journal of the American Medical Association*, 1997; 278: 1039-1044.

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DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE August 25, 2005

ITEM No 8

SUBJECT

Wildcat Hill
8-PP-2005

REQUEST

Request to approve a Preliminary Plat with amended development standards for a 76-lot custom home subdivision on a 360-acre parcel

Key Items for Consideration.

- Context A Master Environmental Design Concept Plan has been prepared for approval that will establish the character and tone for all of the components of this proposed Preliminary Plat
- There will be no additional density with the approval of amended development standards
- Amended development standards for lot size, NAOS, open space and preservation of major terrain features
- Custom lots will range from 144,000 to over 600,000 square feet in area, and the average lot size is 190,000 square feet
- Building envelopes will average 50,000 square feet and all area beyond the building envelopes will remain as open space
- Wildcat Hill will be preserved with a Conservation Easement as well as Natural Area Open Space (NAOS)
- A Scenic Corridor will be provided along Cave Creek Road
- There will be an additional 20 acres more than the required NAOS to be dedicated for open space
- All drainage patterns will remain natural and unobstructed to provide for the preservation of wildlife corridors

OWNER

Wildcat Hill LLC
602-954-4550

**APPLICANT
CONTACT**

Mark Borushko
MB Group LLC
480-941-1444

LOCATION

Southeast corner of Cave Creek & Bartlett Lake Roads

BACKGROUND

Zoning.

The site is zoned Residential, R1-190 ESL (Single Family Residential/Environmentally Sensitive Lands) The ESL Ordinance requires that a percentage of the property be permanently preserved as Natural Area Open Space (NAOS) and that specific environmental features are to be protected

Context.

This subdivision is located at the southeast corner of Bartlett Lake and Cave Creek Roads

- North R1-190 to the north, The Quail Ridge Subdivision
- South/Southeast R1-190 to the south, unsubdivided The Tonto National Forest to the south and southeast
- West The surrounding property is zoned R1-43 to the west, Desert Mountain, Carefree Hills, and Vista Valle

The site is approximately 360-acres and is currently vacant The site has several washes that run through it in a southerly direction Site elevations range from 3240 feet to 3275 feet above sea level The most significant features of the site include numerous rock outcropping, wash corridors and the Wildcat Hill Landmark

The site vegetation consists of desert trees, shrubs, ground covers, and cactus The tree species consist of Blue Palo Verde, and 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

**APPLICANT'S
PROPOSAL**

Goal/Purpose of Request.

The proposed preliminary plat with amended development standards includes

- Allowed Density 0 22 units/acre
- Site Area Gross 360± Acres
- Allowed Units 76
- Proposed Units 76
- NAOS Required 145 62+/- Acres
- NAOS Provided 171 25+/- Acres
- Maximum Building Height Allowed 24 feet
- Maximum Building Height Proposed 24 feet

The lots range from 144,000 to 600,000 square feet The project is a gated subdivision with the main entrance on Cave Creek Road Emergency access is provided between Lots 58 and 59 Access to the Tonto National Forest will be limited as per the request of the Forest Department The entrance consists of natural stone on CMU with a red brick cap and decorative steel gates The barrier fence along Cave Creek Road will consist of natural stone on CMU with red brick cap 16 feet on center 4 feet high and connected by chain The proposed fence separating the subdivision from the Tonto National Forest will consists of 4 foot high wood posts, 40 feet on center with 3 strands of 12 5 gage wires, the fence will be 100% open The fence along the forest border is at the request of the Forest Department The Gate House will be constructed using natural stone, red brick caps, stained wood columns with a mission tile roof All walls will consist of natural stone veneer on CMU

Key Issues.

The Pre-annexation agreement between The Wildcat Hill LLC and the City of Scottsdale was approved and recorded (Resolution #5570) in December 2000 The agreement had a "Duration of Agreement (5 g)" that states, "the pre-annexation agreement shall automatically terminate and be of no further force or effect on January 15, 2005, provided, however, that if the parties mutually determine that a longer period for the performance of the provisions of the Agreement is necessary for any reason, the term of the Agreement may be extended by a written amendment " The applicant did not exercise the right to extend the agreement, and after the expiration of the agreement the applicant formally applied for DRB approval of the revised preliminary plat

All stipulations in the expired agreement are no longer valid. Staff has had numerous meetings with the applicant for the purpose of reapplying some of the stipulations from the previous agreement. The applicant has made an effort to accommodate the environmental concerns of the neighbors as well as city staff.

The applicant has provided a 130 to 140 foot buffer adjacent to the Carefree Hills subdivision thereby creating a natural open area for the existing homes along the project's western border.

**IMPACT
ANALYSIS**

Traffic.

The proposed residential development fronts Cave Creek Road to the north and Bartlett Lake Road to the east. Bartlett Lake Road is owned by the Forest Department. The applicant will provide a right and a left turn lane at the entrance on Cave Creek Road. A 5-foot wide bike lane will be provided on Bartlett Lake Road. All streets will be internal.

Water/Sewer.

The applicant is responsible for new water and sewer infrastructure to service the site and staff has approved the water and sewer basis of design.

Police/Fire.

Scottsdale Fire Department has reviewed this Preliminary Plat and finds that it conforms to the minimum requirements for fire apparatus access. There are no service impacts.

Schools.

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

Open space/Scenic Corridors.

Open space will be provided within the washes and partially around the building envelopes. The 100-foot wide scenic corridor will be dedicated along the northern property boundary adjacent to Cave Creek Road.

Community Involvement

There have been inquiries from the residents of Cave Creek Hills regarding the setbacks from their southern border. The residents of the four out parcels along the northeastern portion of the site have notified the staff of a private agreement from the previous owner. The agreement is private and does not involve the City of Scottsdale.

Other Boards and Commissions.

1. December 11, 2000 the city entered a pre-annexation agreement with the Wildcat Hill LLC.
2. May 2001 the City Council adopted Ordinance #3383 applying R1-190 ESL zoning on newly annexed R-190 County lands for Wildcat Hill parcel in the area of Bartlett Lake and Cave Creek Roads (7-ZN-2001).
3. The applicant will seek approval of the Master Environmental Design Concept Plan simultaneously with the application (1-MP-2005).

**STAFF
RECOMMENDATION
RESPONSIBLE
DEPT (s)**

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

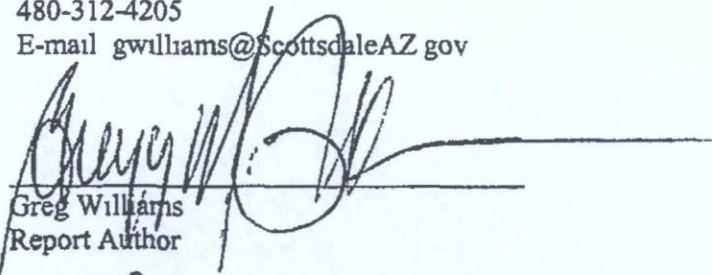
Planning and Development Services Department
Current Planning Services

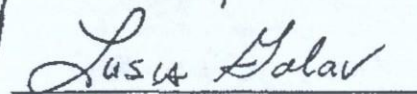
STAFF

CONTACT (S)

Greg Williams
Senior Planner
480-312-4205
E-mail gwilliams@ScottsdaleAZ.gov

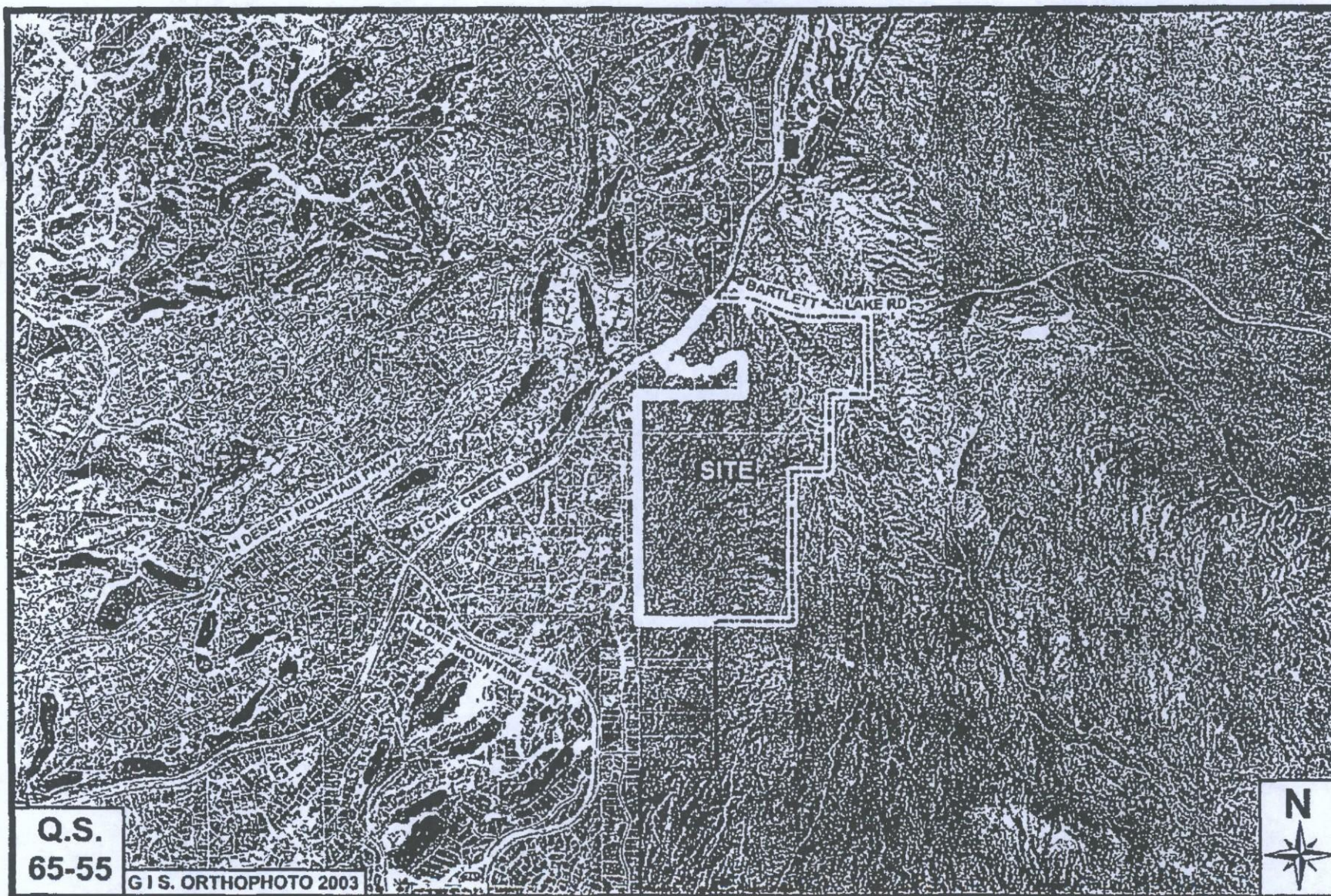
APPROVED BY


Greg Williams
Report Author


Lusia Galav, AICP
Interim Current Planning Director
Phone 48-312-2506
E-mail lgalav@scottsdaleAZ.gov

ATTACHMENTS

- 1 Applicant's Narrative
- 2 Context Aerial
- 2A Aerial Close-Up
- 3 Zoning Map
- 4 Preliminary Plat
- A Fire Ordinance Requirements
- B Stipulations/Zoning Ordinance Requirements



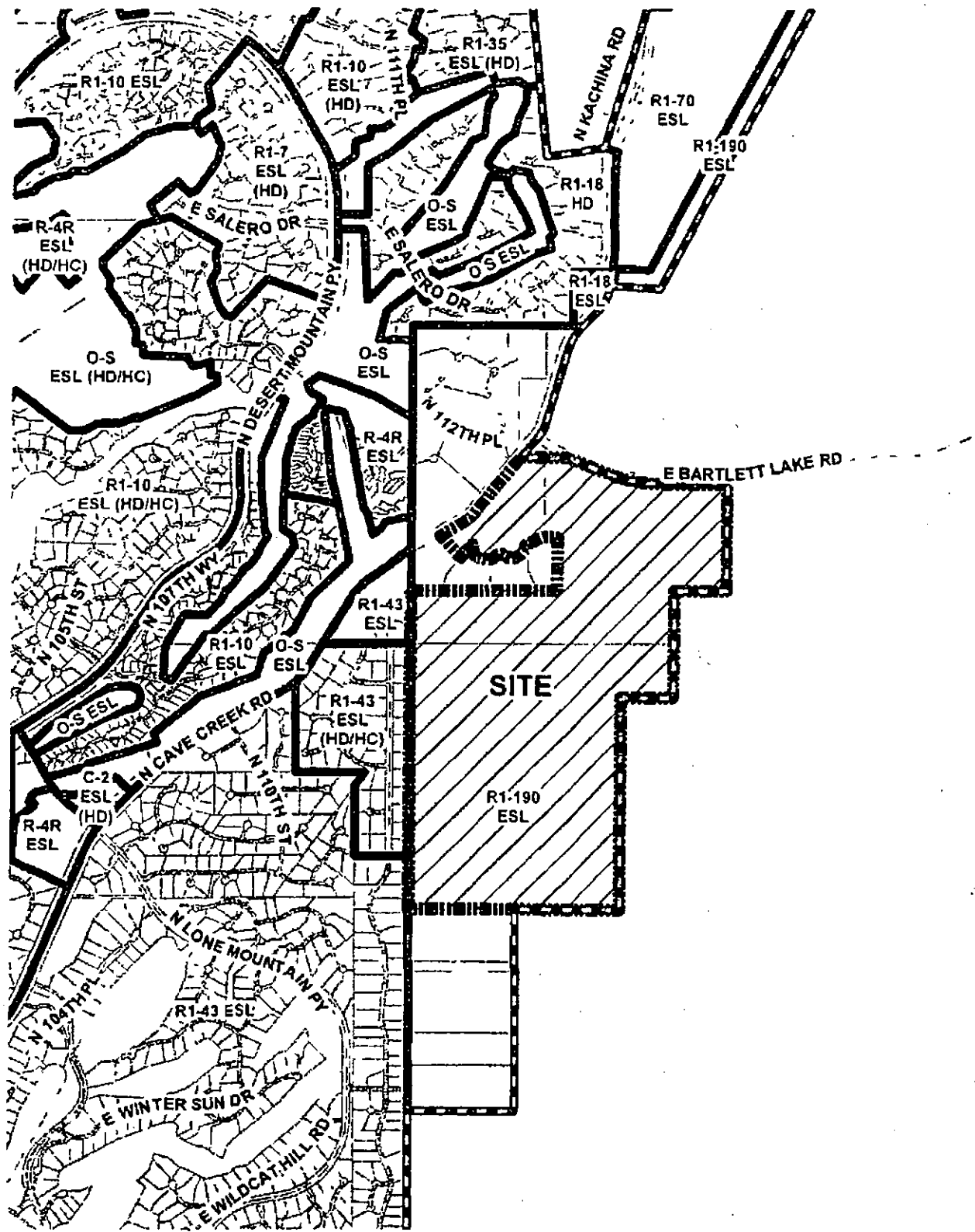
Wildcat Hill

8-PP-2005



Wildcat Hill

8-PP-2005



8-PP-2005



8-PP-2005

7/25/05

Preliminary Plat Application Narrative for:



PREPARED BY:

Tomow Associates, P C

PREPARED FOR:

Wildcat Hill - Scottsdale Limited Partnership
Attn Michael F Diessner
2141 E Highland Avenue, # 160
Phoenix, AZ 85016
(602) 954-4550

CASE REFERENCE:

143-PA-04
08-PP-05
01-MP-05

PREPARED:

05/31/05
07/21/05 Revised



TORNOW ASSOCIATES, P.C

WILDCAT HILL

Prepared By Tomow Associates, P.C.

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| • FLAG LOT EXAMPLES | 8 |

DESIGN TEAM.

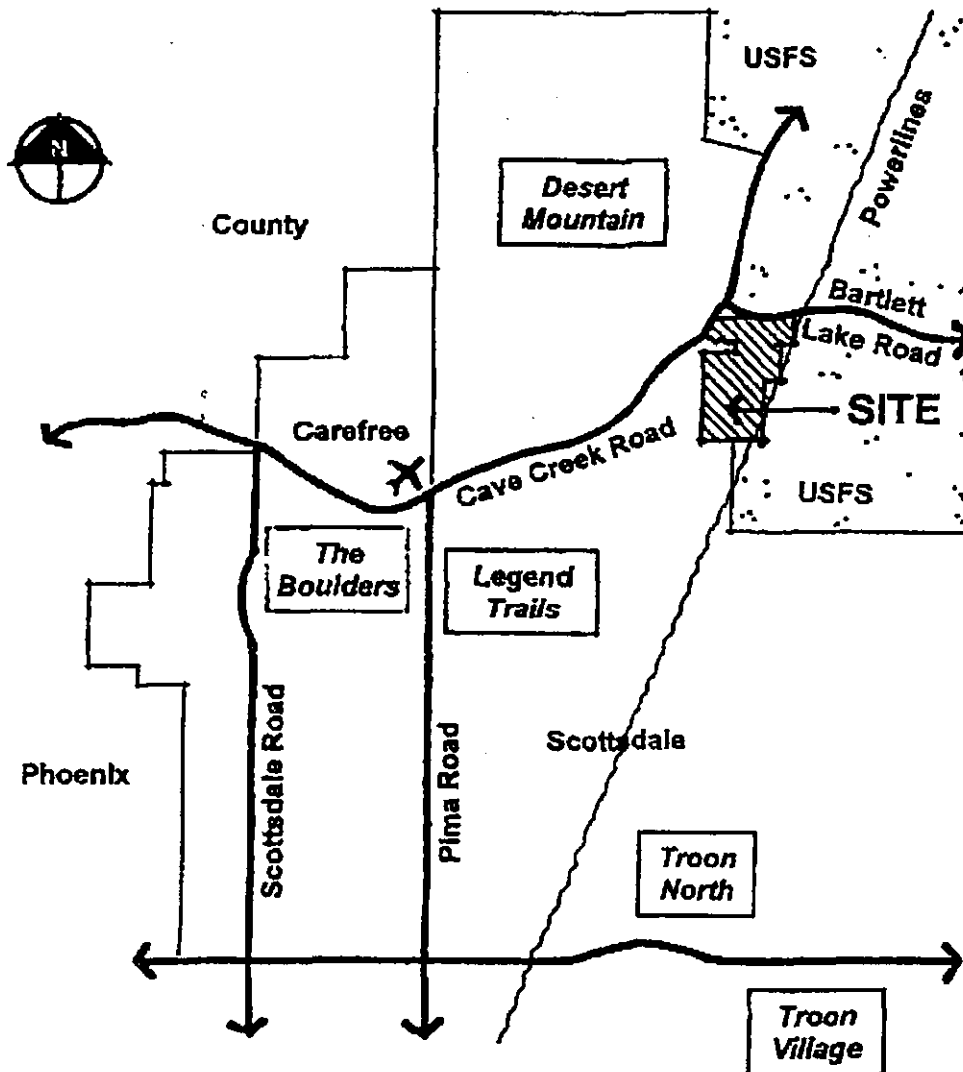
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|---|--|
| <ul style="list-style-type: none">• Owner Wildcat Hill - Scottsdale Limited Partnership c/o Michael F Dlessner 2141 E. Highland Avenue, # 160 Phoenix, AZ 85016 [602] 954-4550 | <ul style="list-style-type: none">• Project Manager: MB Group, L L C c/o Mark Borushko 4300 N Miller Road, Suite 240 Scottsdale, AZ 85251 [480] 941-1444 |
| <ul style="list-style-type: none">• Community Planning Tomow Associates, P C c/o Roger M Tomow 7610 E McDonald Drive, Suite E Scottsdale, AZ 85250 [480] 607-5090 | <ul style="list-style-type: none">• Civil Engineer: Gilbertson Associates, Inc. c/o David Gilbertson 8502 E Princess Drive, Suite 100 Scottsdale, AZ 85255 [480] 607-2244 |
| <ul style="list-style-type: none">• Legal Counsel: Biskind, Hunt & McTee, P L C c/o Shelly McTee 11201 N Tatum Boulevard, Suite 330 Phoenix, AZ 85028 [602] 955-2328 | <ul style="list-style-type: none">• Community Architecture: SHJ Studio c/o Craig Johnson 1110 E Missouri Avenue, Suite 380 Phoenix, AZ 85014 [602] 248-4912 |

WILDCAT HILL

LOCATION.

WILDCAT HILL is located in north Scottsdale at the southeast corner of Bartlett Lake and Cave Creek Roads. The site is approximately 360-acres in area and is currently vacant. The site shares common boundaries with the Tonto National Forest on the north and east and partially to the south along with undeveloped private property to the south. Low density residential development exists west of the WILDCAT HILL site including the Desert Mountain and Carefree Hills neighborhoods.

LOCATION MAP.



WILDCAT HILL

INTRODUCTION

This request is for approval of a preliminary plat with amended development standards and a Master Environmental Design Concept Plan [MEDCP] for a seventy-six [76] lot custom home subdivision. The site is currently zoned R1-190 ESL which allows for low density, large lot development. Lots will range in area from 144,000 square feet to over 600,000 square feet. All lots will feature carefully planned development envelopes that maximize the protection of the numerous site amenities which include regional mountain vistas, wash corridors, vegetation, boulder outcroppings and the namesake landform - Wildcat Hill.

ENVIRONMENTAL CONDITIONS.

ESLO Landform

A majority of the WILDCAT HILL site is designated as Upper Desert Landform as defined in the Environmentally Sensitive Lands [ESL] ordinance. A portion of the site, Wildcat Hill, 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.

Topography & Slope.

The topography of the site undulates between the various wash corridors that run through the site in a southerly direction. Elevations on the site range from 3050' near the southwest corner of the site to over 3275' near Bartlett Lake Road. Wildcat Hill features elevations that reach 3240'.

A slope analysis for the site has been prepared by Gilbertson Associates, Inc. and has been submitted for city staff review. The required amount of NAOS for the site is approximately 40%.

Vegetation/Site Features

Vegetation found on the site is typical of the Sonoran desert areas of north Scottsdale. It features a diverse mix of desert trees, shrubs, ground covers and cactus. The predominant tree species is the palo verde tree while creosote, bursage and jojoba are the main shrubs. Saguaros and cholla are also found throughout the site. A majority of the plant concentrations, especially the trees, predictably follow the wash corridors. A native plant inventory of the site has been performed and submitted with this application.

The most significant features of the site include numerous scattered rock outcroppings, wash corridors and the Wildcat Hill landmark. Additionally, there are significant views in all directions from various vantage points on the site. All of the proposed lots and roads have been sited to minimize disturbance to these features.

Man-made Features

Due to the adjacency to the Tonto National Forest east of this site, several unimproved and unauthorized multi-use trails traverse the site. Further, due to the heavy trail user activities, there are significant debris piles scattered along the trails including at the top of Wildcat Hill. The other man-made feature

WILDCAT HILL

present on the property is power line towers located within a regional power line corridor that parallels the east edge of the site

Hydrology Analysis

Gilbertson Associates, Inc has prepared a preliminary analysis of the site hydrology. This analysis has been submitted under separate cover for review by City staff

Archaeology Survey

A report detailing the archaeology survey findings for the site has been prepared by SWCA, Inc and submitted with this application

REQUEST.

Request The applicant requests approval of the proposed seventy-six [76] lot subdivision plat including amended development standards [ADS] and community architecture as described in the associated MEDCP document submitted with this application

Plan Summary

| | | |
|---------------------------------------|---------|-----------------|
| - Existing / Proposed Zoning | ... | R1-190 ESL |
| - Allowed Density .. | | 0 21 units/acre |
| - Site Area [Gross] | | ± 360 Acres |
| - Allowed Units | | 76 |
| - Proposed Units | | 76 |
| - N A O S Required. | | 40% |
| - N A O S Provided | | 46% |
| - Maximum Height [per ESL ordinance]: | | ... 24' |

Development Concept The preliminary plat request includes seventy-six [76] custom home lots with a strong emphasis and focus on the significant natural amenities found on the site. Lots will range from 144,000 square feet to over 600,000 square feet in area. **THE AVERAGE LOT SIZE IS 195,730 SQUARE FEET WHICH IS CONSISTENT WITH THE R1-190 ORDINANCE.** Site specific development envelopes are delineated for each lot. The typical development envelope is approximately 50,000 square feet in area resulting in over 65% of the lot being left as open space [dedicated NAOS and/or undedicated NAOS]. The custom home concept allows for the preservation of the main washes that run through the site as well as the boulder outcroppings present on-site through the use of development envelopes.

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 spectacular opportunity for residential home sites while preserving nearly all of the natural amenities found on the site. Over 165 acres of the 360-acre site will be preserved as dedicated natural area open space.

Access to the WILDCAT HILL subdivision will be provided from Cave Creek Road. The entrance will be gated per the MEDCP plans submitted with this application.

WILDCAT HILL

Native Plant Inventory 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. Specific plant inventories for each lot will be prepared on a lot-by-lot basis based on specific grading and drainage plans for each home site.

Boulder Protection Program The site plan was carefully laid out to minimize disturbance to the significant outcroppings. All development envelopes were thoughtfully delineated to protect boulder features within the individual lots. Further, specific boulder surveys and protection plans will be required for each lot 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 final plat and improvement plans. The inventory will identify all "significant" boulders as defined in the zoning ordinance [section 3 100].

Landscape Development The landscape theme for the subdivision will feature predominantly indigenous trees, shrubs and ground cover plants. Additional and-adapted plants will be utilized for color in non-NAOS areas near the entrance and in other common areas. Per the ESL ordinance, any proposed turf will not be visible from off-site. The proposed design elements are included in the WILDCAT HILL MEDCP submitted with this application.

Cave Creek Road Scenic Corridor A fifty [50] foot Scenic Corridor is being provided adjacent to Cave Creek Road on the northwest frontage of the site. The corridor will feature indigenous vegetation [undisturbed and revegetated]. The landscape concept plans are set forth and described within the WILDCAT HILL MEDCP.

Design Guidelines and C C & R's The master developer of this site will prepare architectural and landscape design guidelines for the future homes within WILDCAT HILL. The guidelines will be more restrictive than the minimum requirements of the ESL ordinance and the Scottsdale building code. All custom home designs will be controlled by the H O A architecture review committee in accordance with the supplemental design guidelines and submittal requirements established by the design team.

A preliminary draft of the subdivision C C. & R's have been submitted with this application.

PUBLIC PARTICIPATION PROGRAM

The owner and project manager have been communicating with adjacent neighbors during the review of this application. Specific comments from those communications will be provided to the City staff as a part of the Citizen Participation Report.

AMENDED DEVELOPMENT STANDARDS [ADS] JUSTIFICATION.

In order to accommodate the numerous natural open space elements present on this site, the owner proposes to utilize ADS as allowed in the Environmentally Sensitive Lands [ESL] Ordinance, Section 6 1083. The justifications for the ADS are as follows:

WILDCAT HILL

- 1 Provision of additional NAOS The current site plan includes approximately twenty acres more dedicated NAOS than required. This is an increase of approximately 13.8% more NAOS [20 acres additional ÷ 145 acres required = 13.8% additional]
- 2 Preservation of Wildcat Hill The varied lot sizes and widths allow for flexibility in the site plan that accommodates the preservation of the Wildcat Hill as permanent open space. Future protection of Wildcat Hill will be solidified through the use of NAOS and/or other easements recorded with the final plat. Easements will be created to prohibit public use of the hill to prevent further disturbance and trash dumping. Further, the community will be developed with strict C.C. & R.'s and deed restrictions that restrict the use of this area. This preserved mountain feature not only benefits the future residents of the subdivision, but provides a visual landmark for other Scottsdale residents and area visitors.
- 3 Environmentally sensitive and creative site plan The amended development standards allow for site specific creativity and sensitivity in the planning and engineering components of the development. Development envelopes, roads and lots have been planned with the most appropriate solution for each location.
- 4 Ability to preserve local drainage patterns and wildlife corridors The curvilinear street pattern and varied lot lines create an opportunity to manage local drainage patterns through the site to the properties to the west and south. This opportunity would be more difficult with the numerous other design constraints present on-site without ADS.
- 5 Provision the Cave Creek Road Scenic Corridor The ADS allow the applicant to provide the Scenic Corridor without being penalized with the loss of density allowed by the underlying zoning. The City's goals can be met in a creative manner without negative consequence to the subdivision.
- 6 Introduction of flag lots Flag lots are proposed as a technique for reducing road pavement and the requirement for full width lots. With lots of this size, full street frontage is not necessary to provide reasonable access to development envelopes. In some cases, flag lots will minimize disturbance and wash crossings.
- 7 Ability to provide serpentine street and varied lot configurations The varied street alignment and lot configurations allow for a unique plan that responds to the topography without resorting to a "grid" pattern layout to achieve the allowed density on the site.
- 8 Ability to provide enhanced entry feature to the neighborhood The "non-grid" layout also accommodates a more interesting entry experience and feature at Cave Creek Road. The entrance can be setback from the Scenic Corridor which preserves the natural character of this scenic, regional road.
- 9 Average Lot Size While the minimum lot size is approximately 144,000 square feet, the AVERAGE lot size within the project is approximately 195,730 square feet. The average lot size exceeds the minimum lot size of 190,000 square feet as required by the R1-190 zoning district.

NO ADDITIONAL DENSITY IS ACHIEVED WITH THE PROPOSED AMENDMENTS.

A "legislative draft" and full summary table for the R1-190 zoning district follows

WILDCAT HILL

SECTION 5 010. R1-190 SINGLE-FAMILY RESIDENTIAL DISTRICT [AMENDED].

Section 5 011 Purpose

This district is intended to promote and preserve residential development. Large lots are required to maintain a 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 5 014 Property Development Standards

The following property development standards shall apply to all land and buildings in the R1-190 district:

A Lot area.

1. Each lot shall have a minimum lot area of not less than ~~one hundred and ninety thousand [190,000]~~ **ONE HUNDRED FORTY-FOUR THOUSAND [144,000]** 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.

B Lot dimensions

1. Width. All lots shall have a minimum width of ~~three hundred [300]~~ **TWO HUNDRED TWENTY-FIVE [225]** feet.
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 not 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] feet.
- b. Where lots have a double frontage on two [2] streets, the required front yard of sixty [60] feet shall be provided on both streets.
- c. On a corner lot, the required front yard of sixty [60] 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] 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] 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.

WILDCAT HILL

- 2 The minimum distance between main buildings on adjacent lots shall be not less than sixty [60] feet

SECTION. 5 010. R1-190 SINGLE-FAMILY RESIDENTIAL DISTRICT SUMMARY TABLE

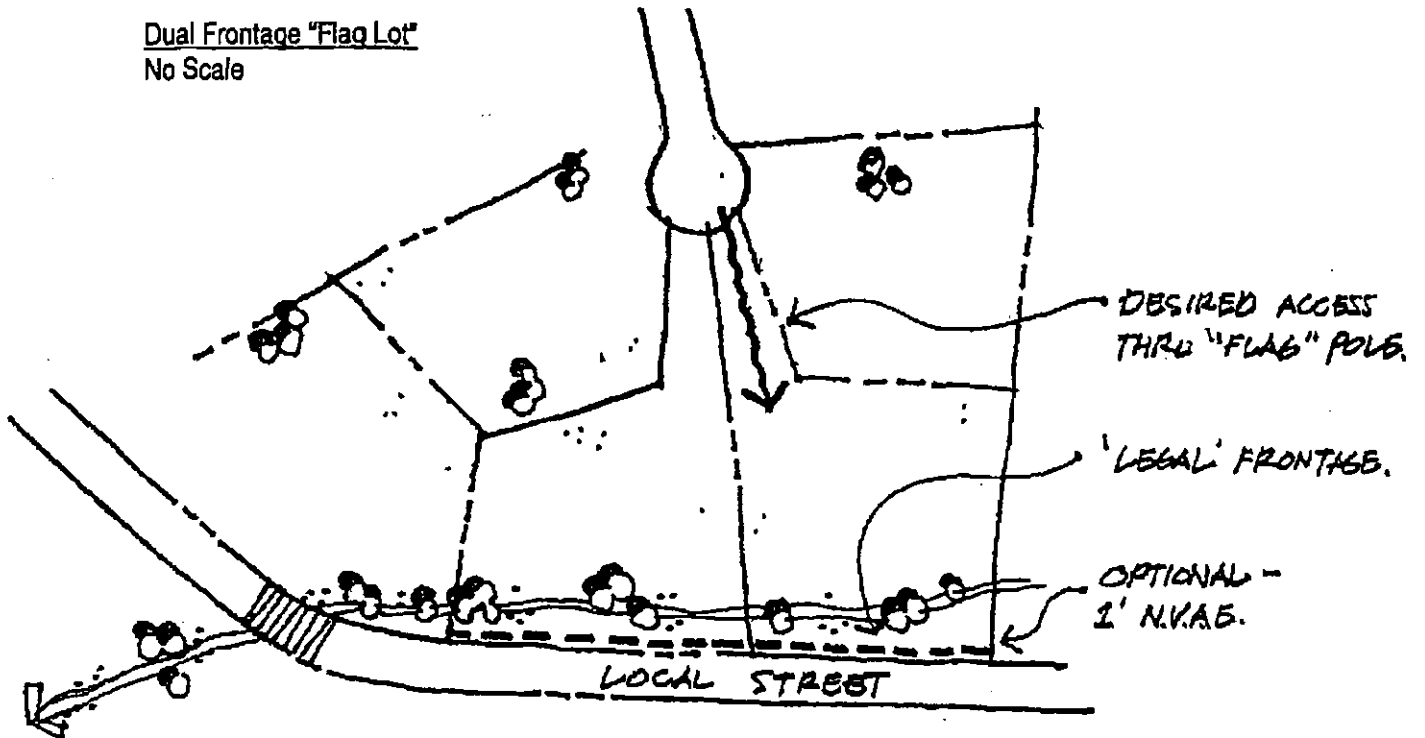
| Development Standard | Ordinance Requirement | Proposed Amendment | Max. ESL Reduction* | Proposed Reduction |
|--------------------------------------|-----------------------|--------------------|---------------------|--------------------|
| A Minimum Lot Area [Sq. Ft.] | 190,000 | 144,000 | 25% | 25% |
| B Minimum Lot Width | | | | |
| 1 Standard Lot | 300' | 225' | 25% | 25% |
| 2 Flag Lots | -- | 20' | -- | -- |
| C Maximum Building Height | 30' | 24' | -- | -- |
| D Minimum Yard Setbacks | | | | |
| 1 Front Yard | | | | |
| a Front [Face of building] | 60' | -- | 25% | -- |
| b Front [Face of garage] | 60' | -- | 25% | -- |
| c Front [Corner lot side street] | 60' | 45' | 25% | 25% |
| d Front [Key lot side street] | 60' | -- | 25% | -- |
| e Front [Double frontage] | 60' | -- | 25% | -- |
| 2 Side Yard | | | | |
| a Minimum | 30' | -- | 25% | -- |
| b Minimum Aggregate | 60' | -- | 25% | -- |
| 3 Rear Yard | 60' | -- | 25% | -- |
| E. Distance Between Buildings [Min.] | | | | |
| a Accessory & Main | 10' | -- | -- | -- |
| b. Main Bldg On Adjacent Lots | 60' | -- | -- | -- |
| F Maximum Wall Height | | | | |
| a Front | 3' | -- | -- | -- |
| 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 in Section 6 1083 of the ESL ordinance

FLAG LOT EXAMPLES

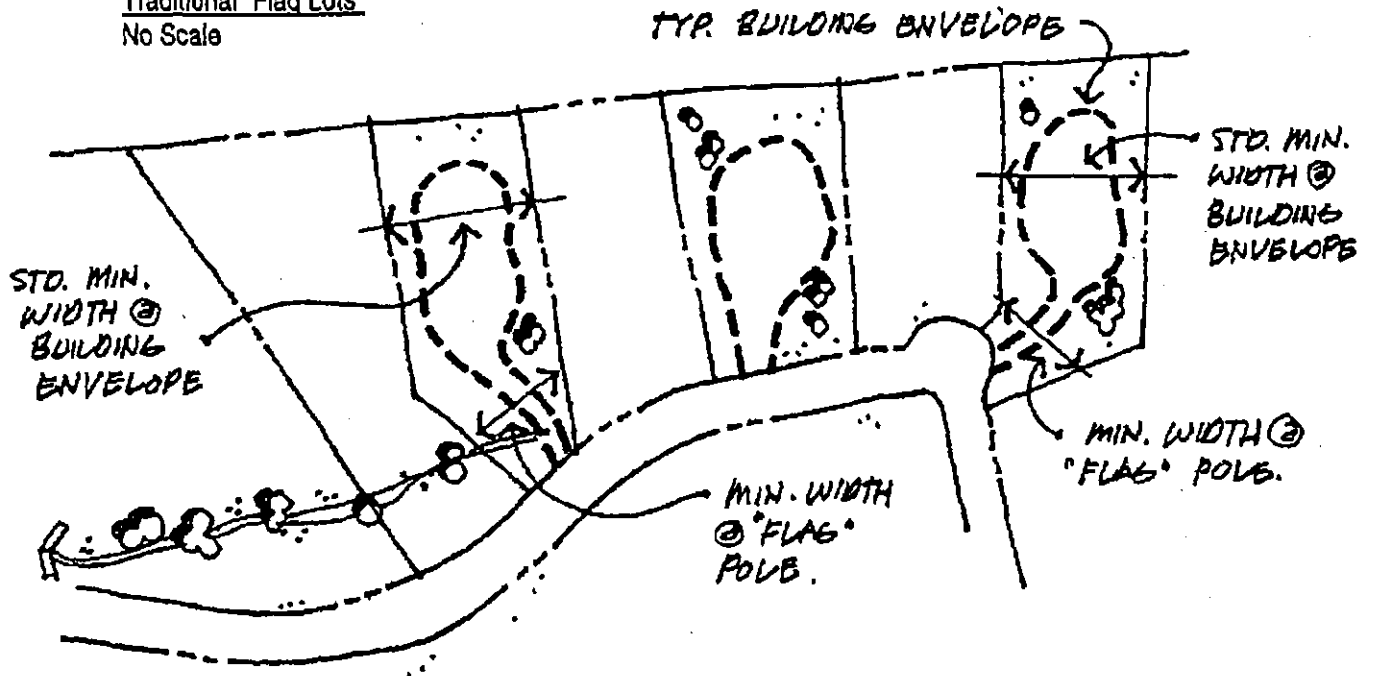
Dual Frontage "Flag Lot"

No Scale



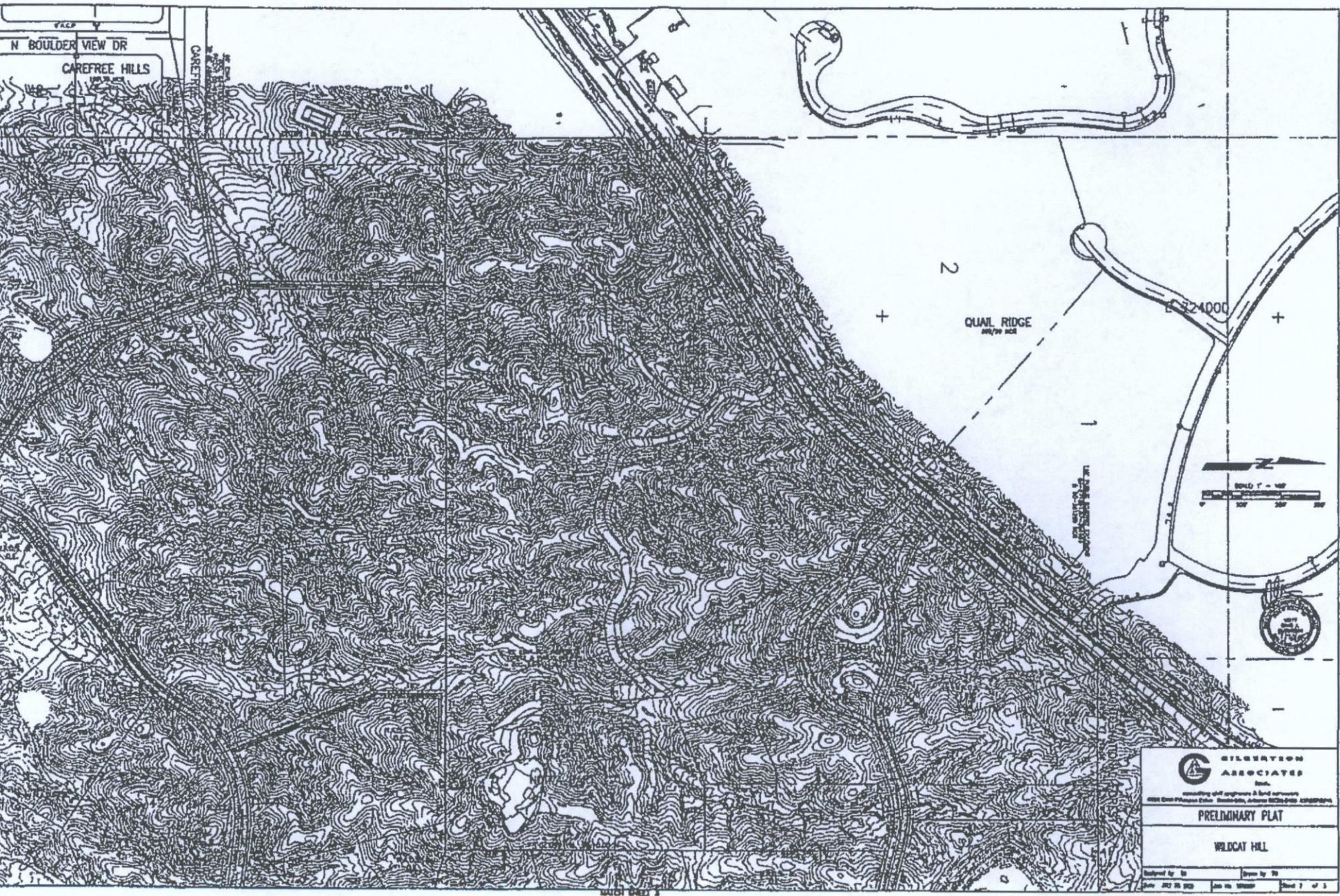
Traditional "Flag Lots"

No Scale



143-PA-2004

8-PP-2005
7/22/05



N BOULDER VIEW DR
CAREFREE HILLS

2

QUAIL RIDGE

1" = 100'

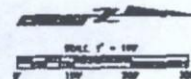


| | |
|--|-------------------|
|  | |
| GILBERTSON ASSOCIATES INC. | |
| CONSULTING CIVIL ENGINEERS & LAND SURVEYORS 1000 East Wisconsin Avenue, Suite 200, Chicago, Illinois 60601-1000 | |
| PRELIMINARY PLAT | |
| WILDCAT HILL | |
| Designed by: [blank] | Drawn by: [blank] |
| Date: 01/27/00 | Sheet 1 of 1 |

143-PA-2004

E 726000

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E 727000

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**SILBERTSON
ASSOCIATES**
INC.

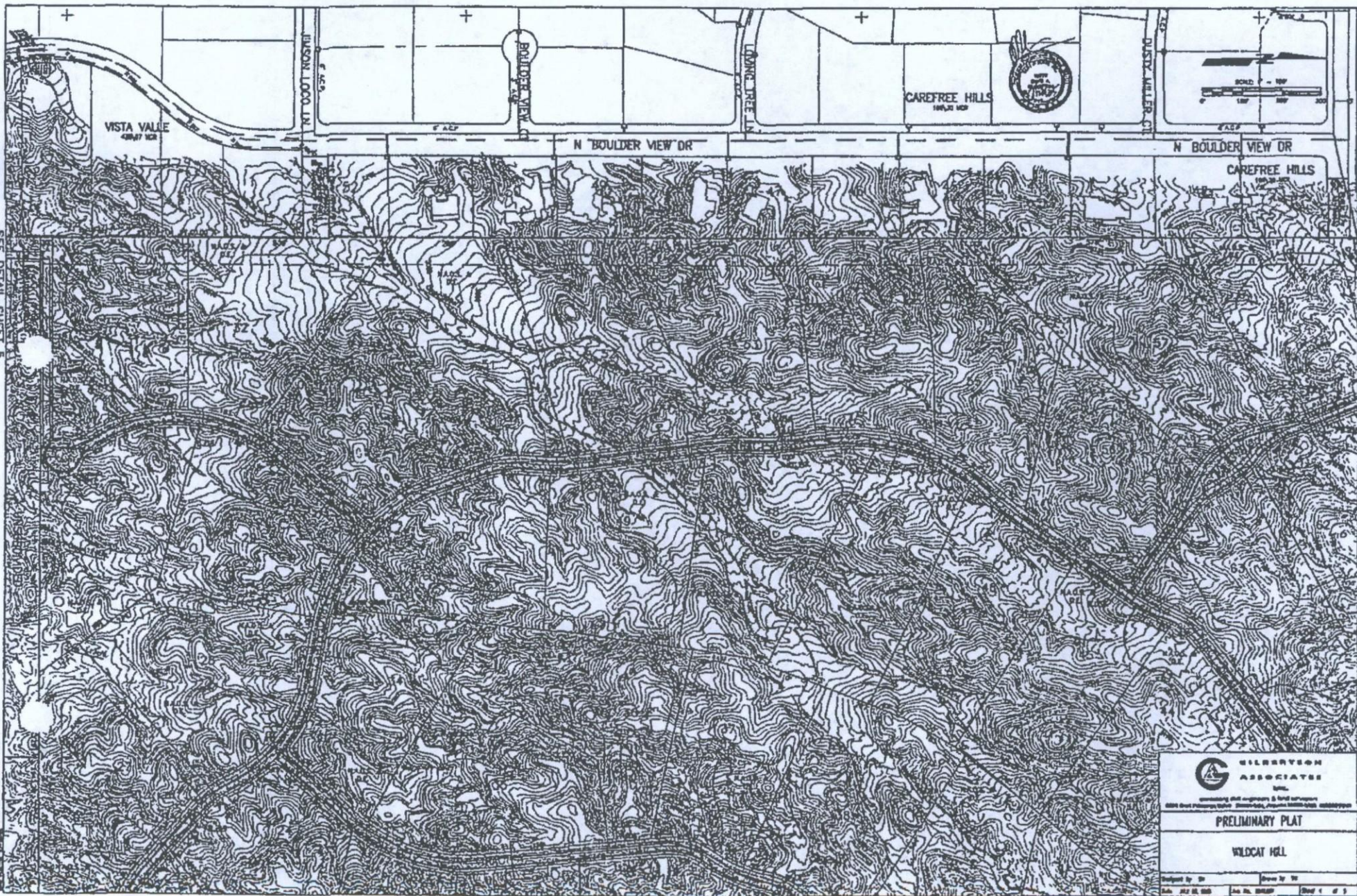
consulting civil engineers & land surveyors
1000 South Park Drive, Suite 100, Harrisburg, PA 17105-1000

PRELIMINARY PLAT

WILDCAT HILL

| | |
|------------------|----------------|
| Designed by: JH | Drawn by: JH |
| Date: 07/20/2003 | Job No: 100000 |
| Sheet 2 of 3 | |

143-PA-2004



GILBERTSON ASSOCIATES
INC.
SPECIALIZING IN LAND ENGINEERING & LAND SURVEYING
6000 West Pecos Road, Suite 200, Mesa, Arizona 85205-4000
TEL: (480) 944-1100 FAX: (480) 944-1101

PRELIMINARY PLAT

WILDCAT HILL

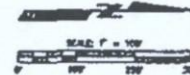
Designed by: [Signature] Drawn by: [Signature]
Date: JUL 21, 2004 Date: [Signature] Sheet 1 of 1

143-PA-2004

| CHUNK | ARC | DELTA | BEARING |
|-------|--------|---------|---------|
| C1 | 718.54 | 17.1371 | 87.734 |
| C2 | 71.18 | 17.2853 | 187.50 |
| C3 | 56.21 | 17.0302 | 87.50 |
| C4 | 64.61 | 16.1454 | 87.30 |
| C5 | 66.51 | 16.1124 | 88.50 |
| C6 | 114.84 | 16.0233 | 81.71 |
| C7 | 82.34 | 17.1371 | 187.50 |
| C8 | 171.01 | 17.0840 | 300.00 |
| C9 | 115.78 | 16.9917 | 775.00 |
| C10 | 113.94 | 16.7119 | 188.00 |
| C11 | 147.36 | 17.4834 | 280.00 |
| C12 | 249.60 | 18.0310 | 750.00 |
| C13 | 277.29 | 18.0310 | 807.00 |
| C14 | 161.28 | 16.1854 | 200.00 |
| C15 | 151.58 | 16.9030 | 200.00 |
| C16 | 181.77 | 17.0337 | 450.00 |
| C17 | 146.53 | 16.1533 | 200.00 |
| C18 | 281.80 | 16.7123 | 450.00 |
| C19 | 112.68 | 17.0840 | 188.00 |
| C20 | 113.54 | 17.2077 | 250.00 |
| C21 | 118.55 | 16.7120 | 170.00 |
| C22 | 181.84 | 16.7120 | 170.00 |
| C23 | 102.00 | 16.9430 | 100.00 |
| C24 | 271.88 | 17.3023 | 375.00 |
| C25 | 102.83 | 17.4534 | 150.00 |
| C26 | 133.84 | 17.3914 | 480.00 |
| C27 | 108.20 | 16.7540 | 100.00 |
| C28 | 104.48 | 17.1371 | 400.00 |
| C29 | 118.68 | 17.2853 | 300.00 |
| C30 | 111.28 | 17.0302 | 250.00 |
| C31 | 104.84 | 17.2334 | 440.00 |
| C32 | 118.16 | 16.7241 | 750.00 |
| C33 | 174.55 | 16.0857 | 1000.00 |
| C34 | 135.79 | 16.3943 | 750.00 |
| C35 | 112.67 | 15.7779 | 600.00 |
| C36 | 117.87 | 16.7237 | 775.00 |
| C37 | 102.88 | 16.7120 | 250.00 |

| CHUNK | ARC | DELTA | BEARING |
|-------|--------|---------|---------|
| C37 | 102.88 | 16.7120 | 250.00 |
| C38 | 134.78 | 16.2828 | 250.00 |
| C39 | 115.77 | 16.4831 | 700.00 |
| C40 | 136.35 | 16.4719 | 375.00 |
| C41 | 227.42 | 16.7000 | 183.00 |
| C42 | 107.30 | 16.7000 | 183.00 |
| C43 | 102.16 | 16.7133 | 700.00 |
| C44 | 116.72 | 16.7000 | 250.00 |
| C45 | 106.47 | 16.5024 | 200.00 |
| C46 | 104.57 | 16.1133 | 450.00 |
| C47 | 281.81 | 16.7010 | 775.00 |
| C48 | 183.00 | 16.7010 | 450.00 |
| C49 | 111.33 | 16.2430 | 172.00 |
| C50 | 180.37 | 16.7130 | 150.00 |
| C51 | 14.32 | 16.7130 | 150.00 |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 89°25'24" W | 185.21 |
| L2 | N 60°04'17" W | 85.16 |
| L3 | N 87°08'28" W | 247.29 |
| L4 | S 86°43'44" E | 37.12 |
| L5 | S 37°32'34" W | 26.60 |
| L6 | S 63°13'49" W | 81.78 |
| L7 | S 81°12'15" W | 35.72 |
| L8 | N 62°44'43" W | 61.34 |
| L9 | S 51°01'04" W | 44.80 |
| L10 | N 29°41'32" W | 116.18 |
| L11 | N 29°37'40" W | 270.70 |
| L12 | S 28°37'24" E | 133.81 |
| L13 | N 80°40'00" E | 217.84 |
| L14 | N 70°52'27" E | 87.37 |
| L15 | S 79°21'09" E | 186.04 |
| L16 | S 17°25'20" E | 212.80 |
| L17 | S 32°34'48" W | 147.80 |
| L18 | N 41°19'30" W | 115.76 |
| L19 | N 70°30'27" E | 46.87 |
| L20 | S 36°21'25" E | 135.73 |
| L21 | S 18°34'33" E | 113.58 |
| L22 | N 80°31'29" E | 153.31 |
| L23 | S 48°34'18" E | 207.84 |
| L24 | N 22°32'36" E | 189.33 |
| L25 | S 29°11'50" E | 106.18 |
| L26 | N 29°23'02" E | 121.30 |
| L27 | S 87°18'39" E | 16.60 |
| L28 | S 57°22'17" E | 162.50 |
| L29 | N 87°08'28" E | 118.80 |
| L30 | S 28°14'10" E | 129.84 |





GILBERTSON ASSOCIATES
INC.

surveying civil engineers & land surveyors
1000 West Douglas Street, Denver, Colorado 80202-1000

PRELIMINARY PLAT

WILDCAT HILL

Designed by: **BD** Drawn by: **BD**
Date: 02/19/00 Job no. 100000 Sheet 1 of 1

143-PA-2004

Wildcat Hill
Cave Creek & Bartlet Lake Roads
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- ☒ 1 PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS
- ☒ 2 FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS

- ☒ 3 IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS
- ☒ 4 PROVIDE A KNOX ACCESS SYSTEM
 - ☐ A KNOX BOX
 - ☐ B PADLOCK
 - ☒ C KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES
- ☐ 5 ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ FT PER FLOOR LEVEL AND/OR IF FIRE DEPT ACCESS IS LIMITED TO LESS THAN 360° _____
- ☐ 6 PROVIDE ALL WEATHER ACCESS ROAD (MIN 16") TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION
- ☒ 7 NUMBER OF FIRE HYDRANTS REQUIRED, 14. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 1200 AT 20 GPM. THE DEVELOPER SHALL MAKE THE C O S APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR
- ☒ 8 SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN
- ☒ 9 MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.
- ☐ 10 MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C O S ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN IN ATTIC
- ☐ 11 NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA
- ☐ 12 BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE
- ☐ 13 FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES
- ☐ 14 FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)
 - ☐ 4' TO 8' BACK OF CURB, INDEP WET LINE
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS
- ☒ 15 SEE PLANS

| |
|---|
| <p style="text-align: center;">Stipulations for Case: 8-PP-2005 Case Name: Wildcat Hill</p> |
|---|

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

NOTE CHANGES MADE AT DRB ARE DENOTED BY BOLD CAPS AND STRIKETHROUGHS

Applicable Documents, Plans, And Relevant Cases

- 1 The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein

General Documents

- c The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Gilbertson Associates, Inc , dated 07/22/05 by City staff
- d The Master Environmental Design Concept Plan (MEDCP) for Wildcat Hill, 1-MP-2005, as stipulated
- e The Design Standards and Policies Manual (DS&PM)
- f The Environmental Sensitive Land Ordinance

Planning Documents

- g Each lot shall be constructed to comply with the Amended Development Standards submitted by Tornow Associates, P C , dated 07/25/05 by City staff
- h Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Tornow Associates, P C , as shown in the Wildcat Hill Master Environmental Design Concept Plan
- i Cuts and fills, including size, and location shall be installed to be consistent with the Cut and Fill exhibit submitted by Gilbertson Associates, Inc , dated 06/01/05 by City staff
- j The Conceptual Walls Design by Tornow Associates, P C , as shown in the Wildcat Hill Master Environmental Design Concept Plan
- k The NAOS, including quantity, size, and location shall be installed to be consistent with the Natural Area Open Space (NAOS) Analysis exhibit submitted by Gilbertson Associates, Inc., dated 07/22/05 by City staff

Engineering Documents

- l Preliminary Drainage Report for Wildcat Hill, prepared by Gilbertson & Associates, dated 5-30-05
- m Water System Basis of Design Report for Wildcat Hill, prepared by Gilbertson & Associates, dated 6-1-05
- n Wastewater System Basis of Design Report for Wildcat Hill, prepared by Gilbertson & Associates, dated 6-1-05

Relevant Cases

- o At the time of review, the applicable Zoning, DRB, Use Permit, and etc case(s) for the subject site were 7-ZN-2001 and 1-MP-2005 1-MP-2005 is going before the DRB at the same time as case 8-PP-2005

APPROVED 8/25/2005 - bdf

Subdivision Plat Requirements

Subdivision Design

DRB Stipulations

- 2 The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots
- 3 The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.
- 4 Provide the following note on the final plat: Each lot contains a maximum building construction envelope approved by the City of Scottsdale's Development Review Board. The construction envelope exhibit is on file at the City of Scottsdale. No buildings shall be located outside of the construction envelope.
- 5 Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.
- 6 The minimum total NAOS to be dedicated for this project shall be 161.93 acres.
- 7 A permanent Conservation Area Easement (CAE) shall be dedicated to protect Wildcat Hill. The Conservation Area Easement shall be identified and noted on the final plat.
- 8 The Developer shall provide a buffer between the building envelopes of the Wildcat Hill subdivision and any existing residential properties surrounding the site as shown on the Proposed Building Envelope Concept Plan dated August 8, 2005. **THE BUFFER SHALL BE AT A MINIMUM OF 104 FEET.**
- 9 All subdivision walls or fencing to be placed on individual lots shall be within a dedicated Wall and Landscape Easement with maintenance to be the responsibility of the subdivision homeowners' association. Easement shall be a minimum of ten (10) feet in width. No solid walls or masonry columns shall be allowed within NAOS areas. Any wire fencing within NAOS areas shall have Wall and Landscape Easement on five (5) feet of either side of fencing. Locations of fencing shall be shown as revegetated NAOS on NAOS Exhibit.
- 10 The Developer shall submit a separate graphic identifying all boulder and boulder features that meet the criterion as defined in the Zoning Ordinance for review with final improvement plan submittal. All boulders that meet the requirement for protection under the definition of the Zoning Ordinance shall be protected by a boulder easement.
- 11 Any wash of 50 cfs or greater flow during a 100-year event must remain unaltered and its natural condition. Any proposed modification of any wash of 50 cfs or greater flow during a 100-year event, other than the crossing of such a wash by a proposed roadway, driveway or other utilities shall require Zoning Administrator review and approval.

Ordinance

- A The developer shall provide a separate, dimensioned, building envelope exhibit with the final plat review.

STREET DEDICATION REQUIREMENTS

DRB Stipulations

- 12 For the subdivision entry design, the ingress and egress lanes shall be placed closer to each other.
- 13 Provide emergency access connection at Carefree Way between lots 58 and 59.

APPROVED 8/25/2005 - bdf

- 14 For lot driveways over 200 feet need turn around area on lot For driveways over 300 feet need passing area on driveway for fire truck See Fire staff for more information
- 15 The internal streets shall be 40-foot wide tracts with 23 feet or 24 feet BC-BC One-way sections shall be, at a minimum, 20 foot wide

Ordinance

B The developer shall provide the following street rights-of-way

| STREET NAME | STREET TYPE | R.O.W. DEDICATION |
|---|-------------------|--|
| Cave Creek Rd | Existing | See note "A" |
| Bartlett Lake Rd | Existing | See note "B" |
| Internal Streets (private) (Private) | Local Residential | 40' (full width) per Design Standards, per Fig 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street |

Note "A" - The developer shall construct a left turn lane and dedicate sufficient R O W and shall construct a right turn deceleration lane on Cave Creek Road at site entrance The deceleration lane design shall be in accordance with the City of Scottsdale D S & P M requirements

Note "B" - The developer shall construct a 5 foot wide paved shoulders for bike lanes

Easements

DRB Stipulations

16 Sight Distance Easements

- Sight distance easements shall be dedicated over sight distance triangles Sight distance triangles shall be pursuant to figures 3 1-13 and 3 1-14 of Section 3 1 of the City's Design Standards and Policies Manual, published December 1999
- Provide the following note on final plat Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale

17 Vehicular Non-Access Easement

- Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Cave Creek Rd and Bartlett Lake Rd except at the approved driveway location

18 Indemnity Agreements

- When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement
- Emergency Access Easement The developer shall dedicate emergency access easement and construct emergency access connection at Carefree Way between lots 58 and 59

Ordinance

C Drainage Easement

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 00 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all

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stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

D Waterline and Sanitary Sewer Easements

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

E Vista Corridor Easements

- (1) All vista corridor easements shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.

F Public Utility Easement

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

G An Natural Area Open Space Easement (NAOS)

- (1) A NAOS easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS.

Other

DRB Stipulations

- 23, the City's Transportation/Drainage Department has accepted the drainage report concept. Details shall be added at the time of final drainage report/final civil plans submittal.
- 24 If there will be more than one construction phase for this subdivision, the developer shall submit a Master Drainage Report and Plan to the City of Scottsdale for review and approval by the City's Transportation and Drainage department prior to final plans submittal to the city.
- 25 The developer is responsible for submittal of water and sewer B O D reports to the City of Scottsdale Water Resources Department, attn Doug Mann. The B O D reports must be approved by the Water Resources Department prior to final civil plans submittal.

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Final Improvement Plan Requirements**PLANNING****Gate House Design And Amenity Feature Design****DRB Stipulations**

- 27 The face of the service entrance section(s), if exterior, shall be flush with the building façade and painted to match the building
- 28 All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit
- 29 All exterior conduit and raceways shall be painted to match the building
- 30 No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location

Ordinance

- H No paint color shall exceed a Light Reflective Value of thirty-five (35) percent, or a value and chroma of six (6) as indicated in the Munsell Book of Color on file in the Planning Department

Walls, And Fence Design**DRB Stipulations**

- 31 All walls shall match the architectural color, materials and finish of those identified in the Master Environmental Design Concept Plan for Wildcat Hill (1-MP-2005)
- 32 Walls within a sight visibility triangle shall not exceed 2'-0" measured from nearest street line as described in the DS&PM
- 33 Solid, opaque walls higher than three (3) feet shall be set back five (5) feet from the Vista Corridor easement and NAOS easement for each one (1) foot of solid, opaque wall height above three (3) feet. No wall shall exceed six (6) feet in height adjacent to a Vista Corridor easement and NAOS easement
- 34 Walls for the purpose of drainage control and drainage structure may be located within the Vista Corridor easement only adjacent to streets, and shall not be located more than fifteen (15) feet into the easement measured from the curb (when provided) or edge of pavement (when curbs are not provided)
- 35 Walls for the purpose drainage control and drainage structure shall not be located within the NAOS easements
- 36 *The maximum height of a wall, fence, or a combination of the two, shall not exceed eight (8) feet. Wall/fence height shall be measured from the natural grade outside of the enclosure to the absolute top of the wall/fence*

Ordinance

- I Walls shall be located only within any approved construction envelope
- J No wall paint color shall exceed a Light Reflective Value of thirty-five (35) percent, or a value and chroma of six (6) as indicated in the Munsell Book of Color on file in the Planning Department

Natural Area Open Space (NAOS)**DRB Stipulations**

- 37 Any NAOS that is dedicated over a Public Utility Easement shall be counted as revegetated NAOS
- 38 NAOS shall not be dedicated within 5-feet of any building
- 39 NAOS areas dedicated within 10-feet of any building shall be considered revegetated NAOS
- 40 NAOS areas dedicated within 5-feet of any wall shall be considered revegetated NAOS

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- 41 *NAOS shall not be shown on NAOS exhibit or dedicated within existing forest roadway easement on western edge of site until such time that easement is abandoned*
- 42 *No solid walls or masonry columns shall be allowed within NAOS areas. Proposed wire fencing only shall be allowed within NAOS areas. Revegetated NAOS shall extend five (5) feet on either side of wire fencing. Revegetated NAOS shall be shown for fencing areas on NAOS Exhibit and calculated as reveg in NAOS totals*

Ordinance

- K NAOS must be a minimum of thirty (30) feet in width and 4,000 square feet of contiguous area

Construction Envelope Exhibit**DRB Stipulations**

- 43 Add the following note to the final construction envelope exhibit "Modification to the building envelope exhibit shall require the approval of the Planning and Development services General Manager or designee
- 44 *The construction envelope exhibit shall be modified to remove the area of any wash of 50 cfs or greater flow in a 100-year event from the building envelope of all lots*
- 45 *The building envelope for Lots 31-33, 51-55, and 57-59 shall be modified to show the required front yard setback taken from the back of the existing forest roadway easement until such a time that easement is abandon*

Ordinance

- L The developer shall provide a separate dimensioned construction envelope exhibit with the improvement plan review

Landscape Design**DRB Stipulations**

- 46 Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy
- 47 Salvaged vegetation shall be incorporated into the landscape design
- 48 Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line
- 49 All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association

Ordinance

- M All species shall be selected solely from the City of Scottsdale Indigenous Plants for Environmentally Sensitive Lands plant list
- N Fifty percent of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box size for that caliper in the plant palette

Exterior Lighting Design**DRB Stipulations**

- 50 No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements
- 51 All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, path and landscape lighting
- 52 Incorporate into the project's design, the following

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Gate House Design And Amenity Entry Feature Design

- p Fixtures shall be a flat black or dark bronze finish
- q Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source

Landscape Lighting

- r All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source
- s Fixtures shall be a flat black or dark bronze finish
- t Landscaping lighting shall only be utilized to accent plant material
- u All landscape lighting directed upward, shall be aimed away from property line
- v The landscape lighting lamp shall be an incandescent or halogen incandescent source

Path lighting

- w Path light fixtures shall meet all IESNA requirements for cutoff
- x Fixtures shall be a flat black or dark bronze finish
- y Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source

Ordinance

- O The landscape light lamps shall not exceed 15 watts
- P Building mounted light lamp shall not exceed a capacity of 50 watts for incandescent and florescent lighting sources, 25 watts for halogen, 10 watts for metal halide, and 1 watt for LED lighting sources
- Q Building mounted lighting shall not exceed a height of 6-feet
- R The path light lamps shall not exceed 15 watts
- S The maintained maximum and average maintained horizontal illuminance at grade should not exceed 40 and 10, respectively
- T The initial vertical illuminance (maximum spill directly out of the property) at 6 feet above grade around the entire property line shall not exceed 0.1 foot-candles

Additional Planning Items**DRB Stipulations**

- 53 Flagpoles, if provided, shall be one piece, conical, and tapered
- 54 As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property

ENGINEERING**Drainage And Flood Control****DRB Stipulations**

- 55 Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans
 - a Any conceptual or substantial changes not consistent with the Wildcat Hill Drainage Plan, prepared by Gilbertsons & Associates, accepted on 5-31-05, shall require an addendum to this Drainage Plan, subject to review and approval by the city staff
 - b Addendum generated shall be added to the appendix of the Wildcat Hill Final Drainage Report
 - c The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans
- 56 Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
- 57 Basin side slopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical. Side slopes greater than 4:1 may be used to lessen disturbance to the site. All basins shall have some portion of their perimeter at a side slope that does not exceed 4:1.
- 58 Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
- 59 All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
- 60 All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
- 61 Provide positive drainage away from walks and curbs along all streets.
- 62 Riprap shall be indigenous stone.
- 63 All exposed cut and fill shall be treated with Eonite or equivalent.

Ordinance

- U On-site storm water storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.

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- (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures
- V If full storage of the 100 year, 2 hour storm event is not provided, then application for a Stormwater Storage Waiver for this development must be submitted to the One Stop Shop Approval of the Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat
- W Other Stormwater Storage
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator
- (2) Drywells are not allowed
- X Street Crossings
- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot

Roadway, Intersection, And Access Design

DRB Stipulations

64 Streets and other related improvements

| STREET NAME | STREET TYPE | ROADWAY IMPROVEMENT | CURB TYPE | BIKE PATH, SIDEWALK, TRAILS |
|----------------------------|-------------------|--|---|--|
| Cave Creek Rd. | | Existing | | See note "A" |
| Bartlett Lake Rd | | Existing | | See note "B" |
| Internal Streets (private) | Local Residential | Minimum 23 feet B/C to B/C (see Figure 700-5 of City of Scottsdale's D.S.&P.M) One-way sections need to be minimum 20 foot wide. | Ribbon (or roll curb if and when warranted) | 40' (full width) per D.S & P M , per Fig 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street |

Note "A" - The developer shall construct a left turn lane and dedicate sufficient R O W and shall construct a right turn lane deceleration lane on Cave Creek Road at site entrance The deceleration lane design shall be in accordance with the City of Scottsdale D S & P M requirements

Note "B" - The developer shall construct a 5 foot wide paved shoulders for bike lanes

- 65 Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8 1-1 of the City's Design Standards and Policies Manual
- 66 Tract D shall be limited to use by the City of Scottsdale for emergency service and by public or private utility companies for installation and maintenance of water, sewer, electric, telecommunications, and

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natural gas The Developer will restrict access, by means acceptable to the Development Services Staff, to prohibit of the vehicular use of this area Addition

- 67 The internal streets shall be private The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance
- 68 Roadways shall include left and right turn lanes, deceleration lanes, and median breaks as conceptually identified in the accepted preliminary Plan, unless otherwise approved by the City of Scottsdale Transportation Department General Manager
- 69 The developer shall contact the City's Transit Coordinator with the Transportation Department at 480-312-7696 about all transit facilities required to be constructed with the proposed development, including the construction of bus shelters

Ordinance

- Y The developer shall submit a detailed striping and signage plan with final plans The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased

Trails And Paths

DRB Stipulations

- 70 Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8 feet wide public trail within the public trail easement The trail shall be buffered from parking areas and from vehicles as much as possible
- 71 The developer shall construct all public paths (sidewalks) per the MEDCP along all internal streets in accordance with the MAG Standard Details as determined by the Plan Review Staff
- 72 The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff

Refuse

DRB Stipulations

- 73 If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail

Ordinance

- Z Underground vault-type containers are not allowed
- AA Refuse collection methods, i.e., site plan circulation will be approved at final plan review
- BB Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600

Water And Wastewater Stipulations

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements

DRB Stipulations

- 74 Reservoir Site Dedication Before any improvement plan submittal **APPROVAL**, the developer shall dedicate to the City a site for potable water reservoir and pump station The City of Scottsdale's Water Resources Department shall approve the site size, configuration, and location The site shall be a minimum of 2 acres and shall be located at an elevation of approximately 3238-feet This is an addition
- 75 BASIS OF DESIGN REPORT (WATER) Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services The report must be approved by the Water Resources

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Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall

- a Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc
- b Identify the timing of and parties responsible for construction of all water facilities
- c Include a complete description of requirements relating to project phasing
- d Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test

76 **BASIS OF DESIGN REPORT (SANITARY SEWER)**) Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall

- a Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities
- b Identify the timing of and parties responsible for construction of all sanitary sewer facilities
- c Include a complete description of requirements relating to project phasing
- d Clearly identify water sampling station locations as applicable

77 **APPROVED BASIS OF DESIGN REPORTS** Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater

78 Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual

79 Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply

- a For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe
- b For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access

Water

Ordinance

CC The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection

Wastewater

Ordinance

DD Privately owned sanitary sewer shall not run parallel within the waterline easement

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Bridge/Wash Crossing And Head Wall Design

DRB Stipulations

- 80 All concrete headwalls and drainage structures shall be integrally colored to blend with the colors of the surrounding natural desert
- 81 Bridges
 - a All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff
 - b Bridge (or other crossings) finish shall match that shown in the Wildcat Hill Master Environmental Design Concept Plan (MEDCP)

Ordinance

- 1 All bridge designs shall be in conceptual conformance to the Wildcat Hill MEDCP, case 1-MP-2005, as stipulated

Construction Requirements

As-Builts

DRB Stipulations

- 2 Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request
- 3 City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance
- 4 As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor
- 5 As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff

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Summary Of Development Standards*

*Submitted by Tornow Associates, P C , dated 07/25/05 by City Staff

| | |
|-------------------------|---------------------|
| Subdivision Name | Wildcat Hill |
| Zoning | R1-190 ESL |

| | Ordinance Requirements | Maximum Reduction Allowed | Amended Standards | (%) Proposed Reduction |
|--|-------------------------------|----------------------------------|--------------------------|-------------------------------|
| Min Lot Area | 190,000 sq ft | 25% | 144,000 sq ft | 25% |
| Min Lot Width | | | | |
| Standard Lot | 300 feet | 25 % | 225 feet | 25 % |
| Flag Lot | N/A | N/A | 20 feet | N/A |
| Maximum Building Height | 24 feet | N/A | 24 feet | N/A |
| Min Yard Setbacks | | | | |
| Front Yard | | | | |
| Front (to face of building) | 60 feet | 25 % | 60 feet | 0 % |
| Front (to face of garage) | 60 feet | 25 % | 60 feet | 0 % |
| Front (corner lot, not adjacent to key lot, side street) | 60 feet | 25 % | 45 feet | 25 % |
| Front (corner lot, adjacent to key lot, side street) | 60 feet | 25 % | 60 feet | 0 % |
| Front (double frontage) | 60 feet | 25 % | 60 feet | 0 % |
| Side Yard | | | | |
| Minimum | 30 feet | 25 % | 30 feet | 0 % |
| Minimum aggregate | 60 feet | 25 % | 60 feet | 0 % |
| Rear Yard | | | | |
| Standard Depth | 60 feet | 25 % | 60 feet | 0 % |
| Min Depth (% of difference which can be occupied) | N/A | N/A | N/A | N/A |
| Patio* | N/A | N/A | N/A | N/A |
| Distance Between Buildings (Min) | | | | |
| Accessory & Main | 10 feet | 25 % | 10 feet | 0 % |
| Main Buildings/Adjacent Lots | 60 feet | 25 % | 60 feet | 0 % |
| Maximum Wall Height | | | | |
| Front | 3 feet | N/A | 3 feet | N/A |
| Side | 8 feet | N/A | 8 feet | N/A |
| Rear | 8 feet | N/A | 8 feet | N/A |
| Corner side not next to key lot | 8 feet | N/A | 8 feet | N/A |
| Corral fence height (on prop line) | 6 feet | N/A | 6 feet | N/A |
| Development Perimeter Setbacks | | | | |
| Notes & Exceptions | | | | |
| 1 See Legislative Draft for approved Development Standards | | | | |

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**Final Plat and Improvement Plans
Construction Document Submittal Requirements
Case Name: Wildcat Hill
8-PP-2005**

A copy of these construction document submittal requirements must accompany your first plan review submittal. Provide each item listed on the submittal checklists at your first submittal. Incomplete submittals will not be accepted.

All Landscaping/Irrigation, Civil plan sheets must be 24" X 36" size, including Mylar originals. All Building sheets shall be a minimum 24" X 36" size.

Each cover sheet must contain the following information:

- 1 County Assessor parcel number of property on which improvements are being proposed
- 2 Full street address assigned by the City of Scottsdale Records Department
- 3 Provide space for City of Scottsdale Plan check number in the right hand margin. All applicable case numbers must be in 1/4-inch letters.
- 4 Provide the name, address, phone number, and email address of the owner, the party preparing the plans, the engineer, and the developer.

Detailed information regarding construction plan preparation to the City of Scottsdale can be found in the City of Scottsdale's DESIGN STANDARDS AND POLICIES MANUAL. You may access the manual online at <http://www.scottsdaleaz.gov/design/DSPM/> - or call the One Stop Shop at 480-312-7080.

All construction plans, reports, etc., must be in conformance with those approved by the Development Review Board.

Section 1: Pre-Construction Document Submittal

Listed below are items to be completed before construction document submittal. Provide documentation of completion of these requirements at the time of construction document submittal:

- ☒ Basis of Design Reports for Water and Sewer.

Section 2: Final Plat Submittal Requirements

All final plats must be approved by the City Council. A final plat will be placed on the City Council's agenda only after staff has received a complete submittal, including the following items

- 1 ALTA Survey
- 2 Title Report (less than 60 days old)
- 3 NAOS graphic & calculation worksheet
- 4 Copy of preliminary plat
- 5 Completed abandonment/vacation of easement application (if applicable)
- 6 Digital Submittal
7. 8-1/2" X 11" transparency of the staff approved final plat must be submitted to four (4) weeks prior to the scheduled City Council date

The applicant will be notified once the final plat has been tentatively placed on the City Council meeting agenda

Section 3: Civil Improvement Plan Submittal Requirements

Each item listed on this checklist must be submitted at your first construction document submittal, along with a copy of this list. Incomplete submittals will not be accepted. All plans must be signed and sealed. If necessary, the plan reviewer may require additional information and plans after the first submittal.

Required Plan Size 24" X 36"

Minimum Horizontal Scale. 1" = 20'

Minimum Vertical Scale 1" = 2'

CIVIL

The following items are the basic minimum requirements necessary to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

1 Provide the following documentation

- ☒ A sealed engineer's statement on the cover sheet of all civil plan sets stating that, "The engineer of record on these plans has received a copy of the approved stipulations for this project and has designed these plans in conformance with the approved stipulations."
- ☐ Title Report and Letter of Update (not more than 60 days old)
- ☒ Two Copies of Completed 404 Certification Form
- ☐ Two Copies of the Notice of Intent (NOI)
- ☐ Copy of the No-Conflict Form (Originals must be signed by each utility prior to plan approval)
- ☒ ALTA Survey

IMPROVEMENT PLANS

2 Provide one (1) set that includes the following

- ☒ Grading and Drainage Plan Benchmark datum shall be based on North American Datum of 1988
 - Show all easements and tracts
 - Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way
 - Show all drainage facilities including, but not limited to point(s) of roof out-fall, channels, culverts, storm drain pipe, weirs, curb openings, weep holes, valley gutters, rip rap, and storm water storage basins (with storage volume required, V_r , and storage volume provided, V_p , noted on the improvement plans)
 - Show Q_{100yr} at culvert inlets, where wash corridors converge, and at storm water entrance/exit points of the parcel boundaries
 - Show the limits of inundation for allow washes having a flow rate of (25) 50 cfs or more using the peak runoff from the 100-year, 6-hour storm event
 - Show top of curb elevations at grade breaks and at intersection corners
 - Show all walls, such as perimeter, screening and retaining walls. A structural design report shall be provided which includes calculations for active forces based on an associated geotechnical analysis of the soils
 - Clearly show the limits of proposed construction
- ☒ Water Plans
- ☒ Sewer Plans
- ☒ Paving Plans (including striping & signage)
 - All on-site parking lot striping shall be shown with the paving plans
- ☐ Traffic Signal Plans

- Plan set shall include general notes, signal plan and wiring diagram sheets
- ☒ **Striping & Signage Plans**
 - All incidental signing and striping required by site roadway improvements shall be included on the roadway paving plans
- ☒ **Structural Plans (including details & calculations)**
- ☒ **Final Plat (for reference only)**

ENGINEERING REPORTS

- ☒ **Final Drainage Report.**
 - Include final calculations and detailed analyses that demonstrate consistency with the conceptual drainage report and plan accepted in concept by the Current Planning Services Division
 - Include calculations and details that demonstrate how the stormwater storage requirement will be met. The drainage exhibit shall show the location, configuration, depth of water and high water surface elevations for all stormwater storage basins
 - Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations
 - Show all upstream contributing basin areas, including calculations and analyses for the peak runoff entering the site
 - Include a discussion of how the lowest floor elevations are established
 - Discuss how stormwater storage basins will be drained (by gravity out-fall, pump, etc.) Include bleed-off calculations that demonstrate the discharge rate and time to drain
 - Demonstrate that historical flow through the site has been maintained and that stormwater runoff exiting this site has a safe place to flow
 - Include calculations for rip-rap lined channels and rip-rap outlet structures using the design criteria for characteristic sizing, gradation, thickness and filter-blanket requirements from the Drainage Design Manual for Maricopa County, Volume II, Section 6.5.3
- ☒ **Water Basis of Design Report (BOD)**
 - Identify the location, size, condition, and availability of existing water lines and water related facilities such as valves, service lines, fire hydrants, etc
 - Evaluate the project's water demands and their impact on the existing water system
 - Determine the need for any additional water lines and water related facilities to support the proposed development
 - Conform to the City's Integrated Water Master Plan
 - Identify the timing of and parties responsible for construction of all water facilities
- ☒ **Sewer Basis of Design Report (BOD)**
 - Identify the location of, size, condition, and availability of existing sanitary sewer lines and wastewater-related facilities
 - Evaluate the project's wastewater demands and their impact on the existing wastewater system
 - Determine the need for any additional wastewater lines and related facilities to support the proposed development
 - Conform to the City's Wastewater System Master Plan
 - Identify the timing of and parties responsible for construction of all wastewater facilities

ENGINEER'S ESTIMATES (FOR PAYMENT IN-LIEU)

- ☐ Street Improvements
- ☐ Signalization

REFERENCE DOCUMENTS

- ☒ Master Drainage Report ** If there are more than one construction phase
- ☒ Master Water Report** If there are more than one construction phase
- ☒ Basis Of Design Report – Water**
- ☒ Basis Of Design Report – Sewer**
- ☐ Master Circulation Report**
- ☐ Final Circulation Report**
- ☐ Master Signalization Plan**
- ☐ Final Signalization Plan**
- ☒ Geotechnical Report

**Note Requires copies of approved reports before submittal of Improvement Plans for Plan Review Developer shall, as a minimum, provide a copy of the cover sheet with City Staff signatures of acceptance

OTHER

- ☐ Structural Report
 - ☐ The approved Stormwater Storage Waiver Request Form (must be signed by City Staff)
 - ☐ Submittal two (2) additional copies of the Improvement plans for structural review of Bridge/Wash crossing.
-
-

PLANNING

3 Provide one (1) set of the selected Improvement Plans (#5 above), and the following items

- ☒ Landscape & irrigation plans
(Landscape plans may not contain retaining walls, gate features, non-retaining walls 3-foot and higher, buildings, high voltage electrical, or panel electrical) (low voltage, and low voltage connects to and an existing electrical panel may be shown on the plans)
- ☒ Slope Analysis
- ☒ NAOS graphic & calculation worksheet
The NAOS graphic shall include the on lot NAOS requirements to be dedicated at the time of lot development If the development is proposing on NAOS, the graphic shall include the following information.
 - Total NAOS required per lot
 - Total allowable revegetated NAOS (can not exceed 30% of the total on lot requirement)
 - Undisturbed NAOS dedicated on lot with the final plat, per lot
 - Revegetated NAOS dedicated on lot with the final plat, per lot
 - Area of disturbed building envelope due to subdivision improvements not dedicated as NAOS with final plat, per lot
 - NAOS to be dedicated with residential home development per lot
 - Allowable revegetated NAOS that may be dedicated with the residential home development per lot
- ☒ Building Envelope Exhibit (The plan shall be completely dimensioned)
- ☒ Map of Dedication for NAOS (If not dedicated on plat)
- ☒ Native plant program, or confirmation of compliance

ADDITIONAL REQUIREMENTS**Arizona Department of Environmental Quality (ADEQ).**

- The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and applicable chapters of the Arizona Administrative Code, Title 18, Environmental Quality. In addition

Maricopa County Environmental Services Department (MCESD):

- Before approval of final improvement plans by the Plan Review and Permit Services Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD)
- Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and or Wastewater Systems has been submitted to the MCESD. This evidence will be on a document developed and date stamped by the MCESD staff
- Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff
- Before issuance of Letters of Acceptance by the City's Inspection Services Division, the developer shall provide to the City a final set of as-built mylars of the improvements

Water and Wastewater Requirements:

- The developer shall pay a Sewer Development Fee for City sewer service in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City sewer system. All questions may be referred to Water Resources at 480-312-5650
- Connection to the sanitary sewer system may be made without payment of a connection fee. Please provide sanitary sewer tap location on engineering plans
- The developer shall pay a Water Development Fee and Water Resources Development Fee for City water supply in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City water system. All questions may be referred to Water Resources at 480-312-5650
- Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance. If there is an existing water meter for this project, applicable water meter fees must be paid only if a larger meter is required

Arizona Department of Environmental Quality (ADEQ) Requirements

- All construction activities that disturb one or more acres shall obtain coverage under the Arizona Pollutant Discharge Elimination System (AZPDES) Construction General Permit. To gain coverage, operators of construction sites must
- Submit a Notice of Intent (NOI) to ADEQ,
- Prepare a Stormwater Pollution Prevention Plan (SWPPP) and keep a copy on site,
- Send a Notice of Termination (NOT) to ADEQ when construction is completed
- Contact ADEQ at 602-771-4449 for further information. Forms are available from the City of Scottsdale One Stop Shop, or from ADEQ

Section 4: Architectural Plan Submittal Requirements

Each item on listed checklist must be submitted at your first construction document submittal, along with a copy of this list. Incomplete submittals will not be accepted. All plans must be signed and sealed. If necessary, the plan reviewer may require additional information and plans after the first submittal.

The following items are the minimum requirements necessary to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

BUILDING

- ☒ Provide **TWO (2)** sets of the following – minimum 1/8" scale or larger so plans are legible when reduced. **A copy of the complete civil and landscape plans shall be included in each set.**

- a Site Plan
- b Retaining Wall Details
- c Project Data
- d Electrical Plans and Details
- e Elevations
- f Structural Plans and Details
- g Floor Plans
- h Mechanical Plans and Details
- i Foundation Plans
- j Schedules
- k Building Sections
- l Architectural Details
- m Wall Sections

- ☒ One (1) copy of structural, electrical, and water calculations (may be on drawings)

- ☒ One (1) set of Water & Sewer Development Fee Documents for each **NON-RESIDENTIAL** Building Permit

- Non-Residential Development Fee Agreement (City Format), signed by the Owner and notarized,
- Exhibit "A" - 8 1/2" x 11" Written Legal Property Description (Developer Format),
- Exhibit "B" - 8 1/2" x 11" Site Map (Developer Format), and
- Exhibit "C" - Non-Residential Water & Sewer Need Report (City Format)

Documents must be completed in compliance with Maricopa County record formatting requirements

- Pages must be 8 1/2" x 11" originals (no facsimiles),
- Margins must be at least 1/2" (top, bottom, and side), and
- Print size must be at least 10-point, with no condensed text

- ☒ One (1) copy of soils report to accompany building plans

PLANNING

- ☒ Provide **ONE (1)** complete set of building plans (Building a through m). A copy of the complete civil and landscape plans shall be included in the set, and the following items

- a Open Space Plan
- b Parking Analysis on the Site Plan
- c Floor Plan Worksheet
- d Photometric Plan
- e Site Details
- f Exterior Lighting Cutsheets (On 24" x 36" Sheet)

- ☐ Provide two (2) additional sheets of the following
- a Site Plan
 - b Building Elevation(s)

- ☒ Copy of Certificate of No Effect for Archaeological Resources signed by the City Archaeologist

FIRE

- ☒ Provide ONE (1) complete set of building plans (Building a through m) A copy of the complete civil and landscape plans shall be included in the set

Councilman Lane indicated receipt of a comment card from Jeremy Roenick. Mr. Roenick chose not to speak, however expressed favor for the project.

Councilman Lane queried the term of the use permit. Mr. Ward indicated that the use permit is in effect; it runs with the land. The project is in conformance with the use permit.

Jordan Rose, Rose Law Group, 7272 East Indian School Road, addressed the Board on behalf of Nicki Hall, Barn Manager, and Troy and Ann Glaus. The PowerPoint presentation by Ms. Rose included a brief history and overview of Hot Corner Farms, a letter from Planning Commissioner Heitel, an overview of the stipulations and other neighborhood concerns that have been fully addressed.

In response to inquiry by Commissioner Barnett regarding stipulations requested for approval of the Heitel property, Mr. Ward confirmed that the stipulations are essentially the same and are contained in the use-permit.

**COMMISSIONER BARNETT MOVED TO APPROVE CASE NUMBER 53-DR-2005.
SECONDED BY BOARD MEMBER D'ANDREA. THE MOTION CARRIED
UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).**

7. 1-MP-2005

Wildcat Hill
Master Environmental Design Concept Plan
SEC Cave Creek & Bartlett Lake Roads
Biskind, Hunt & Taylor, Applicants

8. 8-PP-2005

Wildcat Hill
Preliminary Plat
SEC Cave Creek & Bartlett Lake Roads
Gilbertson Assoc., Inc., Engineers

Randy Grant presented a history and overview of the Wildcat Hill projects, noting that the Applicant now wishes to do a standard zoning under R1-190 with amended development standards.

Ms. Bronski addressed the Board with regard to their specific role in the private agreement. She identified two issues that became apparent with this case. The first issue is the pre-annexation agreement; however, the agreement has expired and is no longer of consideration to the City. The second issue is the deed restrictions that had been applied to the property, limiting the total number of units. Ms. Bronski indicated that the deed restrictions are in the nature of a private agreement and are not enforceable or debatable by the City. Ms. Bronski reminded the Board to stay within the zoning ordinance and the other applicable City rules.

Greg Williams, Senior Planner, presented the cases per the staff packets. Highlights of the presentation included an aerial photo.

Commissioner Barnett queried the Applicant regarding stipulation number 74. Shelley McTee, Biskind Hunt & McTee, addressed the Board, reporting receipt of the stipulation within the hour. She stated that improvement plans are expected to be presented to the Board within the next two to three weeks. The stipulation calls for dedicating the site

APPROVED 9-08-2005 - bdf

ATTACHMEN

prior to receiving approval of the improvement plans Ms. McTee reported that negotiations with the Water Department are on-going at the present time and requested that the stipulation be changed to state that the site will be dedicated prior to final plat approval.

Upon inquiry by Commissioner Barnett, Mr. Williams expressed concerns raised by the Water Department and explained that the reason for the request to dedicate prior to final plan submittal stems from the desire to avoid construction while the developer is selling lots and residents are building their homes. Commissioner Barnett expressed concerns over holding up the project during the City's construction. Mr. Grant explained that the amount of time from the approval of the preliminary plat to when a final plat goes to Council involves preparation and approval of improvement plans and that can take some amount of time.

Ms. McTee requested that the stipulation be changed to read that prior to improvement plan submittal, a site will be designated in conjunction with Water Resources and prior to final plat approval, the site will be dedicated, as necessary. Ms. Galav confirmed staff's agreement to the requested modification.

Upon further inquiry by Commissioner Barnett, Ms. McTee indicated no additional concerns with the new stipulations.

Gina Grey addressed the Board as spokesperson for Carefree Hills (CHN, Carefree Hills Neighborhood). A handout expressing various concerns and issues relating to development envelope setbacks, tracts D & F, native plants, environmental and construction was presented to the Board. In closing, the neighborhood requested: A) the definition of the natural area that will be preserved in and around Wildcat Hill, B) defining the percentage of NAOS devoted to each WHD lot, C) the evidence that there will be no street lighting in the community with the exception of a subdivision entry way, D) a stipulation that holds WHD accountable for the control and removal of trash and debris from the site. The neighborhood also requested assurance that the developer will take the necessary precautions to preserve as much of the natural environment as possible.

Councilman Lane reported receiving a comment card from Carol Kleinberg (phonetic). Ms. Kleinberg declined the opportunity to speak.

Councilman Lane requested that Mr. Williams address several of the concerns identified by Ms. Grey. Mr. Williams stated that the Applicant agreed to restrict the access through the back gate (Stipulation number 66). He also noted that the revised ESLO ordinance does not allow disturbance of washes without applying for a wash modification. He explained that all vertical heights are measured from natural grade in ESLO and provided examples of specific scenarios. The definition of vertical height is defined within ESLO.

Councilman Lane remarked that items A, B, C and D are all issues that the City would monitor and control in accordance with overlays or other zoning issues. Mr. Williams concurred and stated that the Applicant has agreed to place a conservation easement over Wildcat Hill as well as overlaying it with the NAOS.

Commissioner Barnett pointed out that the project is in an ESLO area, which restricts heights to 24-feet. Mr. Williams concurred. Commissioner Barnett noted the request to

limit lots 31 through 59 to single story homes and quened the Applicants plans to build two-story houses Ms McTee indicated that the developer's intention is to sell individual lots She noted that the R1-190 zoning district allows up to 30 The building setbacks have been increased from 60-feet to a minimum of 104-feet, which will provide a sufficient buffer for one and a half to two story homes

Board Member D'Andrea requested clarification regarding the references made to three different setbacks. Ms. McTee explained that the minimum setback in the R1-190 is 60 feet. The setback noted in the letter to Carefree Hills erroneously stated a minimum of 200 feet. Based on numerous conversations and meetings with several of the owners, the setbacks were increased from the minimum of 60 feet to a minimum of 104 feet, with the exception of the two southern lots.

COMMISSIONER BARNETT MOVED TO APPROVE CASE NUMBER 1-MP-2005 AND A MOTION FOR APPROVAL ON 8-PP-2005 WITH ONE AMENDMENT TO STIPULATION NUMBER 74 DISCUSSED BY STAFF IN REGARDS TO FINAL SITE PLAN. SECONDED BY VICE-CHAIRMAN CORTEZ. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

9 23-DR-2005 **Scottsdale Municipal Airport Parking Lot**
Site Plan & Elevations
15000 N Airport Drive
Tornow Design Associates, Architect/Designer

Tim Curtis presented the case per the staff packet. Highlights of the presentation included the site plan and the landscape plan.

In response to inquiry by Board Member Jones regarding who the parking is for, Chris Reed, Scottsdale Airport, reported that there is a current shortage of parking spaces. He noted that there are two rental car companies and a restaurant at the airport.

Commissioner Barnett remarked that he has several issues with the project, noting that it is a good plan in general, but the airport is a gateway into Scottsdale for very affluent people. His suggested installing a thicker bush to the left hand side of the parking lot rather than the proposed ocotillo, in order to screen the parking lot. Mr. Reed informed that a screening wall has been specked out that will be built around the parking lots.

Commissioner Barnett requested the plans for a screening wall. Mr. Curtis presented a site plan depicting the screen wall noting that it is required along public roadways to screen parking lots. The wall is a 3-foot wall with stucco treatment to match the existing screen walls in the area.

Commissioner Barnett questioned why there are no trees in the parking lot. Mr. Reed indicated that there is a large sidewalk in that area.

Commissioner Barnett addressed the chain link with barbed wire fence along Airport Drive (north side) and queried why the fence is not being placed Mr Reed committed to look into the option of removing the fence He stated that if the fence is owned by the Airport it can certainly be replaced

Commissioner Barnett suggested changing the chain link razor wire fencing along the south end to match the fencing along the rest of the facility and installing some

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195
www.ecllaw.com

3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

August 29, 2014

RE: Neighborhood Meeting
Rezoning request (Project No.: 231-PA-2014)
South and west of Cave Creek Road and Bartlett Dam Road

Dear *Property Owner* or *Homeowner Association*:

The purpose of this letter is to inform you that our office, on behalf of the Quantum Capital and Wildcat Partners, LLC, plans to submit a Rezoning application and a companion Preliminary Plat application for the property known as Wildcat Hill, an approximate 360 acre property located south of Cave Creek Road and Bartlett Dam Road (See Exhibit A - Aerial Photo). In advance of our filing these applications, we would like to provide you with some details about the request and also invite you to a neighborhood meeting to learn more about these requests.

In short, the proposal is to develop 122 lots under R1-70 zoning with minimum sizes of 80,000 square feet or larger for custom home development. The site will be buffered on all sides either by a 160 ft. – 200 ft. of natural area open space or the Tonto National Forest on the north and east. These 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. The rezoning and companion proposed plat will allow only one unit for every 2.9 acres – roughly 1/3 as dense as the surrounding zoning and lotting pattern.

This zoning request for R1-70 complies with the Scottsdale General Plan land use designation for this area. While the proposed R1-70 zoning could otherwise allow up to 160 lots, this project will be restricted to only 122 lots with the 80,000 square feet minimum lot area noted above, which is significantly larger than the minimum of 60,000 sq. ft. in the R1-70 zoning district.

You are invited to attend our Neighborhood Meeting on:

Tuesday, September 16, 2014 at 6:00 p.m.

at the **Carefree Resort and Conference Center (Palo Verde 1 Room)**
37220 N. Mule Train Rd, Carefree, AZ 85377

Again, this request is for approval of a Rezoning request for R1-70 zoning (which complies with the General Plan land use designation) with a companion preliminary plat for 122 residential lots that will be restricted to 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).

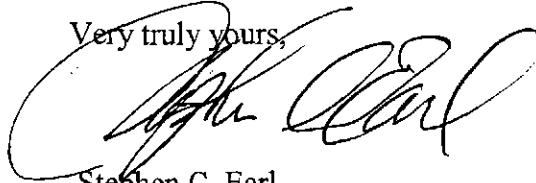
August 29, 2014

Page 2

We hope you can join us on Tuesday, September 16, 2014. If you are unable to attend and review our proposal please contact me with any questions or comments or you may also contact our in-house planner, Gary King at (602) 265-0094 or e-mail: gking@ecclaw.com.

The City of Scottsdale Planner assigned to this case is Jesus Murillo and he can be reached at (480) 312-7849 or email: jmurillo@scottsdaleaz.gov. The Pre-Application number for this case is: 231-PA-2014. After submittal, project information is available at www.scottsdaleaz.gov/projects/ProjectsInProgress.

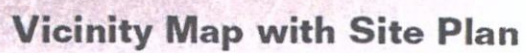
Very truly yours,

A handwritten signature in black ink, appearing to read "S. Earl", written over a horizontal line.

Stephen C. Earl

Attachment: Aerial with Site Plan

O:\INDEX\Cornwall\Wildcat Hill\Letters\Neighborhood Meeting Letter_8.27.2014.docx





Rezoning

Development Application Checklist

Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 11 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

PART I -- GENERAL REQUIREMENTS

| Req'd | Rec'd | Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Rezoning Application Checklist (this list) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Zoning Application Fee \$ <u>1,140.00 + per acre</u> (subject to change every July) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Checklist for Minimal Information to be Accepted for Review – Development Applications (form provided) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Completed Development Application Form (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist. |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. Request to Submit Concurrent Development Applications (form provided) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Letter of Authorization (from property owner(s) if property owner did not sign the application form) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner) |

Planning, Neighborhood & Transportation Division

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

Rezoning Development Application Checklist

| | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Appeal of Required Dedications or Exactions (form provided) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Commitment for Title Insurance – No older than 30 days from the submittal date <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy • Include complete Schedule A and Schedule B. (requirements form provided) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Legal Description: (if not provided in Commitment for Title Insurance) OR ALTA <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Request for Site Visits and/or Inspections Form (form provided) |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Addressing Requirements and Addressing Request Application (forms provided) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Draft Development Agreement FOR REFERENCE <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies Must adhere to the Maricopa County Recorder requirements |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16. Citizen and Neighborhood Involvement Process Requirements: (form provided) <ul style="list-style-type: none"> • Provide one copy of the Citizen and Neighborhood Involvement Report • Provide one copy of the Community Input Certification attached to the Neighborhood Notification Report • If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Citizen Review Report addendum. |
| <input type="checkbox"/> | <input type="checkbox"/> | 17. Request for Neighborhood Group Contact information (form provided) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 18. Site Posting Requirements: (form provided (white and red signs) <ul style="list-style-type: none"> • Affidavit of Posting for Project Under Consideration • Affidavit of Posting for Planning Commission Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to Planning Commission hearing. • Affidavit of Posting for City Council Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to City Council hearing. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 19. School District Notification – (form provided) Required for all applications that include residential uses. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 20. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 21. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input type="checkbox"/> Certificate of No Effect / Approval Application (form provided) <input type="checkbox"/> Archaeology Survey and Report - 3 copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies <input type="checkbox"/> Copies of Previous Archeological Research - 1 copy |

Planning, Neighborhood & Transportation Division

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

Rezoning Development Application Checklist

| | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>22. Historic Property</p> <p><input type="checkbox"/> Historic Property Certificate of No Effect Application (form provided)</p> <p><input type="checkbox"/> Historic Property Certificate of Appropriateness Application (form provided)</p> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>23. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided)</p> |

PART II -- REQUIRED NARRATIVE, PLANS & RELATED DATA

| Req'd | Rec'd | Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. |
|-------------------------------------|--------------------------|--|
| | | 24. Plan & Report Requirements For Development Applications Checklist (form provided) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 25. Development Plan |

| Req'd | Rec'd | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>a. Application Narrative</p> <ul style="list-style-type: none"> • 8 1/2" x 11" – 4 copies <input checked="" type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the following: PREVIOUS APPROVAL <ul style="list-style-type: none"> • goals and policies/approaches of the General Plan • goals and polices of the applicable Character Area Plan • architectural character, including environmental response, design principles, site development character, and landscape character <input checked="" type="checkbox"/> Please review the applicable zoning district and/or overlay provisions for any findings, justifications, and/or explanations that are required to be met. Each finding, justification, and/or explanation shall be separately identified with a corresponding response in the application narrative. (PRD, PCD, PBD, PUD, etc) <input checked="" type="checkbox"/> In addition, the following applicable information shall be incorporated into the application narrative: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> separate justification(s) for each requested modifications to regulations and standards, <input checked="" type="checkbox"/> bonus provisions and justifications, <input checked="" type="checkbox"/> methodology to address the City's Sensitive Design Principles, and applicable design guidelines pertaining to: architectural character, environmental response, site development character, and landscape character, and/or <input checked="" type="checkbox"/> Historic Property – existing or potential historic property. <ul style="list-style-type: none"> ○ (Describe how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan) |

Planning, Neighborhood & Transportation Division

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

Rezoning Development Application Checklist

| | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | b. Legislative draft of the proposed development standards, or amended development standards <ul style="list-style-type: none"> 8 1/2" x 11" – 2 copies (Must adhere to the Maricopa County Recorder requirements) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | c. Legislative draft of the list of Land Uses, if proposed (PBD, SC) <ul style="list-style-type: none"> 8 1/2" x 11" – 2 copies (Must adhere to the Maricopa County Recorder requirements) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | d. A dimensioned plan indicating the proposed boundaries of the application <ul style="list-style-type: none"> 11" x 17" – 1 copy (quality suitable for reproduction) 8 1/2" x 11" – 1 copy (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | e. Context Aerial with the proposed site improvements superimposed <ul style="list-style-type: none"> 24" x 36" – 2 color copies, folded 11" x 17" – 1 color copy 8 1/2" x 11" – 1 color copy (quality suitable for reproduction) Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of: _____ 750 foot radius from site _____ 1/4 mile radius from site _____ Other: _____ |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | f. Site Plan <ul style="list-style-type: none"> 24" x 36" – 16 copies, folded 11" x 17" – 1 copy (quality suitable for reproduction) 8 1/2" x 11" – 1 copy (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | g. Subdivision Plan <ul style="list-style-type: none"> 24" x 36" – 16 copies, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 1/2" x 11" – 1 copy (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | h. Open Space Plan (Site Plan Worksheet) (example provided) <ul style="list-style-type: none"> 24" x 36" – 1 copies, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 1/2" x 11" – 1 copy (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format) |

Planning, Neighborhood & Transportation Division

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

Rezoning Development Application Checklist

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | i. Site Cross Sections <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded • 11" x 17" 1 – copy, folded |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | j. Natural Area Open Space Plan (ESL Areas) <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | k. Topography and slope analysis plan (ESL Areas) <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | l. Phasing Plan <ul style="list-style-type: none"> • 24" x 36" – 1 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | m. Landscape Plan <ul style="list-style-type: none"> • All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 24" x 36" – 2 copies, folded of • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | n. Hardscape Plan <ul style="list-style-type: none"> • All plans shall be <u>black and white line drawings</u> • (a grayscale copy of the color Landscape Plan will not be accept.) • 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> • 11" x 17" – 1 copy |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | o. Transitions Plan <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | p. Parking Plan <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format) |

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Rezoning Development Application Checklist

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>q. Parking Master Plan</p> <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>r. Pedestrian and Vehicular Circulation</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 1/2" x 11" – 1 color copies (quality suitable for reproduction) • Digital – 1 copy (See Digital Submittal Plan Requirements) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>s. Elevations</p> <ul style="list-style-type: none"> • 24" x 36" – 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • 8 1/2" x 11" – 1 color copy, (quality suitable for reproduction) • 8 1/2" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>t. Elevations Worksheet(s)</p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD) and Downtown when elevations are required to be submitted.</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • Digital – 1 copy (See Digital Submittal Plan Requirements) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>u. Perspectives</p> <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 8 1/2" x 11" – 1 color copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>v. Floor Plans</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>w. Floor Plan Worksheet(s)</p> <p>(Required for restaurants, bars or development containing there-of, and multi-family developments):</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" - 1 copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>x. Roof Plan Worksheet(s)</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded |

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Rezoning Development Application Checklist

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | y. Electronic Massing Model: <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) <p>Scaled model indicating building masses on the site plan and the mass of any building within:</p> <p>_____ 750 foot radius from site</p> <p>_____ Other: _____</p> <p>(The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)</p> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | z. Solar Analysis <p>The solar analysis shall be completed for twenty first day of March, June, September, and December at 6:00 a.m., 9:00 a.m., 12:00 p.m., 3:00 p.m. and 6:00 p.m.</p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD).</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | aa. Exterior Lighting Site Plan <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | bb. Manufacturer Cut Sheets of All Proposed Lighting <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | cc. Cultural Improvement Program Plan <p>_____ Conceptual design</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) <p>_____ Narrative explanation of the methodology to comply with the requirement/contribution.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | dd. Sensitive Design Concept Plan and Proposed Design Guidelines <p>(Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | ee. Master Thematic Architectural Character Plan <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | ff. Conceptual Signage Plan <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) |

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Rezoning Development Application Checklist

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| <input type="checkbox"/> | <input type="checkbox"/> | gg. Other: _____ <div style="margin-left: 20px;"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), folded <input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction) <input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements) </div> |
|--------------------------|--------------------------|--|

| | | |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 26. Development Plan Booklets <ul style="list-style-type: none"> • 11" x 17" – 3 copies (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 (See Digital Submittal Plan Requirements) • 8 ½" x 11" – 3 copies on archival (acid free) paper: this is a delayed submittal that is to be made after the Planning Commission recommendation. <p>The Development Plan Booklets shall include the following:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Application Narrative <input checked="" type="checkbox"/> Legislative draft of the proposed development standards, or amended development standards FOR REFERENCE <input checked="" type="checkbox"/> Legislative draft of the proposed List of Land Uses <input checked="" type="checkbox"/> A dimensioned plan indicating the proposed boundaries of the application <input type="checkbox"/> Context Aerial with the proposed Site Plan superimposed <input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Subdivision Plan <input checked="" type="checkbox"/> Open Space Plan M.A.O.S. <input type="checkbox"/> Phasing Plan <input type="checkbox"/> Landscape Plan <input type="checkbox"/> Hardscape Plan <input type="checkbox"/> Transitions Plan <input type="checkbox"/> Parking Plan <input checked="" type="checkbox"/> Pedestrian and Vehicular Circulation Plan <input type="checkbox"/> Conceptual Elevations <input type="checkbox"/> Conceptual Perspectives <input type="checkbox"/> Electronic Massing Model <input type="checkbox"/> Solar Analysis <input type="checkbox"/> Exterior Lighting Plan <input type="checkbox"/> Manufacturer Cut Sheets of All Proposed Lighting <input type="checkbox"/> Cultural Amenities Plan <input type="checkbox"/> Special Impacts Analysis (Lighting Program, Dust Control, Noise Analysis and Control) <input checked="" type="checkbox"/> Sensitive Design Concept Plan and Proposed Design Guidelines (architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <input type="checkbox"/> Master Thematic Architectural Character Plan <input type="checkbox"/> Conceptual Signage Plan <input type="checkbox"/> Other: _____ <p>Color and black and white line drawings shall be provided in accordance with the individual plan requirements above.</p> |
|-------------------------------------|--------------------------|---|

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Rezoning Development Application Checklist

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| <input type="checkbox"/> | <input type="checkbox"/> | 27. Proposed Public Benefit Narrative, Plan, and Total Construction Cost Estimate for proposed development standard bonus(es) (PBD, Infill Incentive, or PCP rezoning applications that include the use bonus provisions. A professional consultant shall provide the Total Construction Cost Estimate) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 28. Drainage Report See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 29. Master Drainage Plan See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 30. Basis of Design Report for Water and Wastewater See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans. <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 31. Basis of Design Report for Wastewater See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans. <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Wastewater including full size plans/maps in pockets |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 32. Master Plan and Design Report for Water See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans. <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 33. Master Plan and Design Report for Wastewater Please review the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans. <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets |

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Rezoning Development Application Checklist

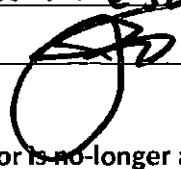
| | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 34. Water Sampling Station <ul style="list-style-type: none"> Show location of sample stations on the preliminary plat. Fax 8- ½ " x 11" copy of the preliminary plat with sampling stations to the Water Quality Division. Attn: Craig Miller- Fax: 480-312-5615, Phone: 480-312-5016 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 35. Transportation Impact & Mitigation Analysis (TIMA) <p>Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Category 1 Study <input checked="" type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study <ul style="list-style-type: none"> 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis Water including full size plans/maps in pockets |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 36. Native Plant Submittal: (form provided) <ul style="list-style-type: none"> 24" x 36" 1 – copy, folded. <p style="margin-left: 40px;">(Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)</p> <ul style="list-style-type: none"> See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 37. Environmental Features Map <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) |
| <input type="checkbox"/> | <input type="checkbox"/> | 38. Other: <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> |

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Rezoning Development Application Checklist

PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

| Req'd | Rec'd | Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 39. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>231</u> -PA- <u>2014</u> . |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 40. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 41. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 42. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request. |
| <input checked="" type="checkbox"/> | | <p>43. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Jesus Murillo</u> Phone Number: <u>480.312.7849</u></p> <p>Coordinator email: <u>jmurillo@scottsdaleaz.gov</u> Date: <u>3/20/2014</u></p> <p>Coordinator Signature: </p> <p>If the Project Coordinator is no longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application needs a: <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p>Required Notice</p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/bldgresources/forms.</p> <p>Planning, Neighborhood and Transportation Division One Stop Shop Planning, Neighborhood & Transportation Administrator 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p> |

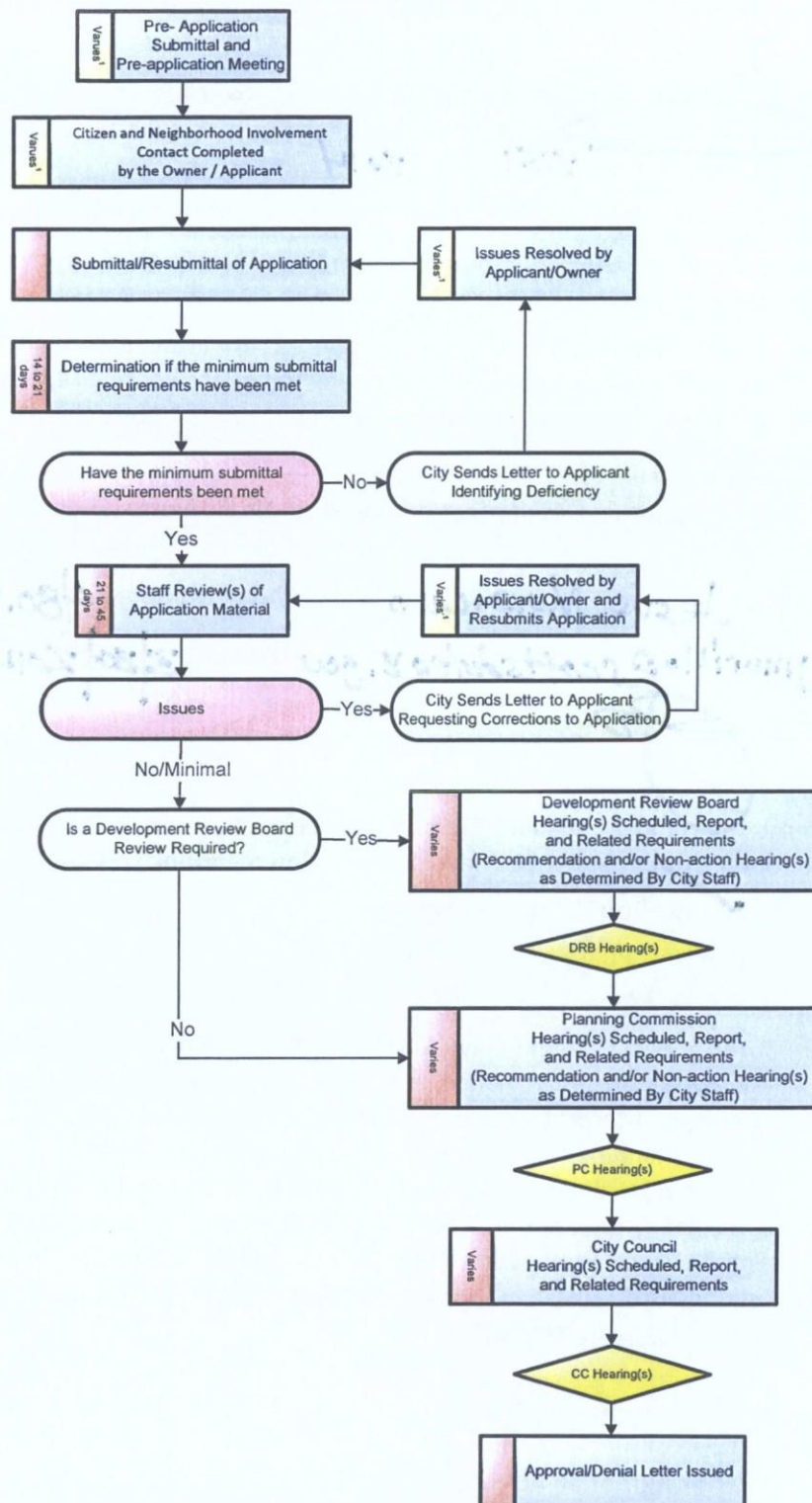
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Development Applications Process

Abandonment (AB), Municipal Use Master Site Plan (UP),
Infill Incentive (II) & Zoning District Map Amendment (ZN)



Note:

1. Time period determined by owner/applicant.

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Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and City Staff to discuss a proposed Development Application, and the information and process that is necessary for City Staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with City Staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road. All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application packet has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

| | |
|--|--|
| Project Name: <u>WILDCAT HILL</u> | |
| Property's Address: <u>S.E. CORNER CAVE CREEK RD. & BARTLETT DAM RD.</u> APN: _____ | |
| Property's Zoning District Designation: _____ | |
| Property Details: | |
| <input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other | |
| Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide a copy with this submittal | |
| Owner: <u>DAVE CORNWALL</u> | Applicant: <u>BRIAN HENSLEY</u> |
| Company: <u>SONTERRA PARTNERS</u> | Company: <u>COE & VAN LOO</u> |
| Address: <u>3040 N. 44th ST. SUITE 3</u> <u>PHX. AZ 85018</u> | Address: <u>4550 N. 12th ST. PHOENIX AZ 85014</u> |
| Phone: <u>602-385-1544</u> Fax: _____ | Phone: <u>602-264-6831</u> Fax: _____ |
| E-mail: <u>DC@SONTERRAPARTNERS.COM</u> | E-mail: <u>BHENSLEY@CVLCI.COM</u> |
| Owner Signature: _____ | Applicant Signature: _____ |
| Official Use Only: _____ | Application No: <u>231</u> PA: <u>2014</u> |
| Project Coordinator: _____ | |

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Page 1 of 2

Revision Date: 04/15/2013



Pre-Application Request

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

| Zoning | Development Review | Signs |
|--|---|--|
| <input type="checkbox"/> Text Amendment (TA) | <input checked="" type="checkbox"/> Development Review (Major) (DR) | <input type="checkbox"/> Master Sign Program (MS) |
| <input checked="" type="checkbox"/> Rezoning (ZN) | <input type="checkbox"/> Development Review (Minor) (SA) | <input type="checkbox"/> Community Sign District (MS) |
| <input type="checkbox"/> In-fill Incentive (II) | <input type="checkbox"/> Wash Modification (WM) | Other |
| <input type="checkbox"/> Conditional Use Permit (UP) | <input type="checkbox"/> Historic Property (HP) | <input type="checkbox"/> Annexation/De-annexation (AN) |
| Exemptions to the Zoning Ordinance | Land Divisions | <input type="checkbox"/> General Plan Amendment (GP) |
| <input type="checkbox"/> Hardship Exemption (HE) | <input checked="" type="checkbox"/> Subdivisions (PP) | <input type="checkbox"/> In-Lieu Parking (IP) |
| <input type="checkbox"/> Special Exception (SX) | <input type="checkbox"/> Subdivision (minor) (MD) | <input type="checkbox"/> Abandonment (AB) |
| <input type="checkbox"/> Variance (BA) | <input type="checkbox"/> Perimeter Exceptions (PE) | Other Application Type Not Listed |
| <input type="checkbox"/> Minor Amendment (MA) | <input type="checkbox"/> Lot Tie or Lot Line Adjustment | <input type="checkbox"/> |

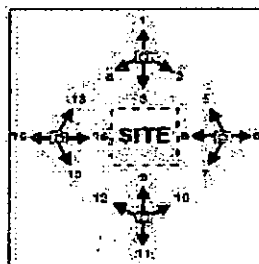
Submittal Requirements: (fees subject to change every July)

- ☒ Pre-Application Fee: \$ 87 } \$108
- ☒ Records Packet Fee: \$ 21
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)

- ☒ Application Narrative:
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

- ☐ Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

- ☐ Site / Context Photographs
 - Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
 - Photos shall be taken looking in towards the project site and adjacent to the site.
 - Photos should show adjacent improvements and existing on-site conditions.
 - Each photograph shall include a number and direction.
 - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
 - Photos shall be provided 8 1/2 x 11 paper, max. two per page.



- The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.
- Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.

Additional Submittal Information

- ☐ Site Plan (two copies)
- ☐ Subdivision plan (two copies)
- ☐ Floor Plans (two copies)
- ☐ Elevations (two copies)
- ☐ Landscape plans (two copies)
- ☐ H.O.A. Approval letter
- ☐ Sign Criteria Regulations & Language (two copies)
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan (three copies)
- ☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- ☐ Boundary Survey (required for minor land divisions)
- ☐ Aerial of property that includes property lines and highlighted area abandonment request.
- ☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

March 10, 2014

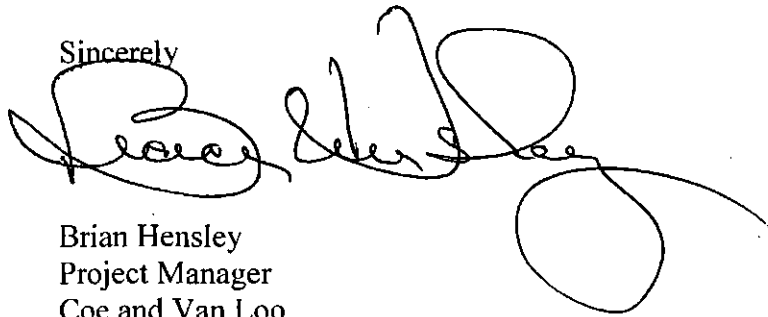
Wildcat Hill

Wildcat Hill is located in North Scottsdale at the southeast corner of Bartlett Lake Road and Cave Creek Road. The site is approximately 360 acres and is currently vacant. The site share common boundaries with the Tonto National forest on the north and east and partially to the south, along with undeveloped private property to the south. Residential development exists west of Wildcat Hill including Desert Mountain and Carefree Hills.

This site is currently zoned R1 190 ESL has been engineered for 76 lots on approximately 360 acres and a final plat was recorded November 8th 2007.

We would like to meet with the City of Scottsdale to discuss the possibility of increasing our density on this site from R1 190 ESL to R1 43 ESL with an effort being made to make lots, two acres or greater. Our desire would be to meet with the appropriate departments, planning engineering, traffic, Fire and Garbage Collections

Sincerely

A handwritten signature in black ink, appearing to read "Brian Hensley", with a large, stylized loop at the end.

Brian Hensley
Project Manager
Coe and Van Loo