

**Marked Agendas
Approved Minutes
Approved Reports**

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: November 20, 2014 Item No. 4
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Reata Ranch Guest Ranch 9-DR-2014

Location: Southwest corner of E. Rio Verde Dr. and N. 136th St.

Request: Request approval of the site plan, landscape plan, and building elevations for the designated resort area of the Reata Ranch Guest Ranch on a 220-acre property located on the south side of E. Rio Verde Drive between N. 132nd Street and N. 136th Street.

OWNER

CA Rio Verde Investors, LLC
602-818-6300

ARCHITECT/DESIGNER

Greey Pickett

ENGINEER

SKG Enterprises

APPLICANT CONTACT

David Gulino
Land Development Services, LLC
602-330-5252

BACKGROUND

Zoning

This site is zoned Resort/Townhouse Residential District, Environmentally Sensitive Lands (R-4R ESL). Resort/Townhouse Residential District zoning district(s) allow self-contained accommodations which include recreational amenities and services as well as residential developments. The Environmentally Sensitive Lands (ESL) zoning overlay provides additional standards that govern development to preserve the natural desert environment.

Context

The 220-acre site is located on the south side of E. Rio Verde Drive between N. 128th Street and N. 136th Street. The resort portion of the site is located between N. 132nd Street and N. 136th Street.

Action Taken _____

The surrounding developments are the McDowell Sonoran Preserve to the north and west, vacant land and single family homes to the south and east. The main access is from E. Rio Verde Drive located east of N. 132nd Street. Secondary access points are located on N. 136th Street. The preliminary plat for the entire site was approved by the Development Review Board on July 17, 2014.

Adjacent Uses and Zoning

- North McDowell Sonoran Preserve, zoned R1-70 ESL and R1-190 ESL
- South Single family homes and vacant land, zoned R1-70 ESL and R1-130 ESL
- East Single family homes and vacant land, zoned R1-70 ESL, R1-190 ESL and County zoning
- West McDowell Sonoran Preserve, zoned R1-130 ESL

Key Items for Consideration

- 130 resort units, minimum required 110 units
- Equestrian compound and Resort amenities

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is requesting approval of the site plan, building elevations for the resort units and resort buildings, and the landscaping plan for the resort area of the Reata Ranch Guest Ranch located in the northeast portion of the site between N. 132nd Street and N. 136th Street. Proposed resort units include: seventy-six (76) two-bedroom duplex units, fifty (50) resort units (options of one bedroom, two bedrooms or one bedroom with garage) and four (4) studio cabins.

Neighborhood Communication

The applicant and City staff mailed postcards to property owners within 750 feet of the project location. City staff received some inquiries on the proposed project, but staff hasn't received any correspondence in support or opposition.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The property is located within the Dynamite Foothills Character Area boundary. The site plan demonstrates compliance with the Dynamite Foothills plan by providing large open view corridors and low building heights. The resort portion of the site is bounded by a 100-foot-wide Scenic Corridor on the north, a Vista Corridor on the south and open space buffers adjacent to N. 132nd Street and N. 136th Street. These large open areas will also be dedicated as Natural Area Open Space. A large park area separates the Resort Lodge and the Recreation Center. Clustering the resort units together preserves the desert wash corridor and desert environment which is encouraged in the Environmentally Sensitive Lands. The proposed resort area is in conformance with the Master Environmental Design Concept Plan (1-MP-2013) approved for Reata Ranch.

The main vehicular entrance to resort portion of the site will be on E. Rio Verde Drive, approximately 1,350 feet east of the N. 132nd intersection. This entrance will be aligned with the Fraesfield trailhead entrance on the north side of E. Rio Verde Drive. The equestrian compound area will have two entry points from N. 136th Street. A gated entrance and exit will be located in the southeast portion of the site on N. 136th Street to provide a secondary access for the resort units.

Trails, paths, and sidewalks throughout the resort area will provide connectivity for residents and resort guests to all resort amenities.

The proposed architecture is a classic ranch style with contemporary elements. Building materials and colors blend in the natural desert environment. The ranch style roof structure provides large covered areas for shading of the buildings as well as guests and residents. Proposed materials include: rusted standing seam steel roofing, stained heavy timber rafters beams, bronze colored aluminum windows, clay brick masonry veneer, painted corrugated vertical siding, and mortar washed local fieldstone. The design of the structures helps to minimize the effects of the desert climate.

The landscaping plan consists of different planting palettes based on the location within the resort area. The majority of the landscaping is compatible with the Environmentally Sensitive Lands recommended plants. Turf is proposed for the park and other gathering areas. Salvage trees from the site will be incorporated into the landscaping plans. Natural Area Open Space (NAOS) will be dedicated within the Scenic Corridor along E. Rio Verde Drive, the Vista Corridor Easement and around the perimeter of the site.

Development Information

- | | |
|------------------------------------|--|
| • Existing Use: | Vacant land/former ranch |
| • Proposed Use: | Resort/residential development |
| • Parcel Size: | Approximately 220 gross acres for the whole site (net 207.5 acres) |
| • Buildings / Commercial space: | Resort Lodge 8,245 square feet, Recreation Center 8,508 square feet, Cantina 8,000 square feet, Equestrian Lodge 7,296 square feet, Barn 19,950 square feet (includes covered patio areas) |
| • Building Height Allowed: | 26 feet |
| • Building Height Proposed: | 26 feet |
| • Parking Required: | 496 parking spaces |
| • Parking Provided: | 512 parking spaces |
| • Number of Resort Units: | Minimum 110 resort units |
| • Number of Resort Units Proposed: | 130 resort units |
| • NAOS Required for entire site: | 88 acres |
| • NAOS Provided for entire site: | 70.61 acres with credit for scarred areas |

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the Reata Ranch Guest Ranch per the attached stipulations, finding that the proposed resort area is in conformance with the Reata Ranch Master Environmental Design Concept Plan and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT(S)


Planning, Neighborhood and Transportation
Current Planning Services

STAFF CONTACT(S)

Doris McClay
Planner
480-312-4214

E-mail: dmccclay@ScottsdaleAZ.gov

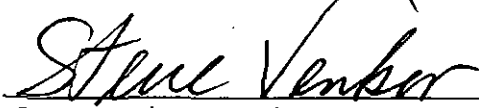
APPROVED BY



Doris McClay, Report Author

11/13/14

Date



Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

11/13/14

Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
- B. Fire Ordinance Requirements
- 1. Applicant's Narrative
- 2. Context Aerial
- 2A. Close-Up Aerial
- 3. Zoning Map
- 4. Site Plan and Lot Layout and Dimension plan
- 5. Trails Masterplan
- 6. Building Elevations: Arena, Equestrian Lodge, Reata Ranch Cantina, Equestrian barn, Covered bridge, Entry gatehouse, Guest Ranch Lodge, Recreation Center, Covered parking structure and entry signage details
- 7. Building Elevations: Resort Units
- 8. Materials and paints proposed
- 9. Landscape Plans

**Amended Stipulations for the
Development Review Board Application:
Reata Ranch Guest Ranch
Case Number: 9-DR-2014**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Greey/Pickett, with a City staff date of 3/26/14.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Greey/Pickett, with a City staff date of 9/11/14.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Greey/Pickett, with a City staff date of 7/3/14.
 - d. The case drainage report submitted by SKG Enterprises and accepted in concept by the Stormwater Management with a City staff date of 9/11/14.
 - e. Addendum to the Water Basis of Design Report for Water and Sewer submitted by SKG Enterprises, Inc. with a City staff date of 10/15/14.
2. The term "Accessible" shall mean compliance with the applicable requirements of the Americans with Disabilities Act of 1990 (ADA) Standards for Accessible Design.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning and DRB case(s) for the site were: 15-ZN-2011, 1-MP-2013, 2-PP-2014, and 1-WM-2014.

ARCHITECTURAL DESIGN:

Ordinance

- B. The number of Accessible guest units shall be provided in accordance with the transient lodging requirements of 2010 ADA Standards for Accessible Design.
- C. The Accessible guest units shall be dispersed among the classes of guest units provided in accordance with the transient lodging requirements of 2010 ADA Standards for Accessible Design.
- D. An equal proportion of the Accessible parking spaces shall be provided in the unit garages, unit carports, unit driveways, and covered parking, and distributed among the classes of guest units.
- E. The Accessible parking spaces and adjoining access aisle shall be unobstructed and comply with the width, length, and vertical clearance requirements of the Zoning Ordinance.
- F. All mechanical equipment shall be screened in accordance with the Zoning Ordinance.
- G. All building colors shall have a Light Reflective Value of 35 or less.

SITE DESIGN:

Ordinance

- H. All resort and common amenities shall be provided in accordance with the applicable accessibility requirements of the City's Building Code, and 2010 ADA Standards for Accessible Design.
- I. All two-way traffic drive aisles that are adjacent to parking stalls shall have a width of twenty-four (24) feet.
- J. Parking provided for common amenities shall include Accessible parking in accordance with the Zoning Ordinance.

DRB Stipulations

- 3. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
- 4. The drive aisles adjacent to the trailer parking shall have a width of twenty-four (24) feet.
- 5. In accordance with the Design Standards and Policies Manual, a total of two refuse enclosures shall be provided for the equestrian compound area as shown on Exhibit A. The refuse enclosure nearest to the restaurant building (labeled Reata Ranch Cantina) shall be provided in accordance with the City of Scottsdale Supplements to MAG Standards Details, standard detail #2146-2. The second enclosure shall be provided in accordance with City of Scottsdale Supplements to MAG Standards Details, standard detail #2146-1.
- 6. In accordance with the Design Standards and Policies Manual, a minimum of one refuse enclosure shall be provided for the Resort Lodge and Recreation Center shown on the site plan. The refuse enclosure shall be provided in accordance with the City of Scottsdale Supplements to

MAG Standards Details, standard detail #2146-1. If a restaurant is incorporated in to the Resort Lodge or Recreation Center, additional refuse enclosure shall be provided for the restaurant in accordance with the City of Scottsdale Supplements to MAG Standards Details, standard detail #2146-2.

7. A minimum six-foot-wide continuous Accessible sidewalk or path shall be provided on the eastside of the main entry drive from the East Rio Verde Road to the intersection of the main entry drive and E. Rusted Spur Lane.
8. A minimum six-foot-wide Accessible sidewalk or path shall connect the guest entrance of Resort Lodge to the sidewalk that is to be provided on the east side and adjacent to the main entry drive.
9. A minimum six-foot-wide Accessible sidewalk or path shall be provided from main entry drive to the arena and associated buildings and amenities shown on Exhibit A.
10. All site and resort amenities shall be connected by an Accessible pedestrian sidewalk or path.
11. The Accessible guest units shall be connected to the site and resort amenities by an Accessible sidewalk or path.
12. Prior to the issuance of a permit for the infrastructure associated with those portions (parcels F, G, and H) of the subdivision plat (case 2-PP-2014), the applicant shall receive approval of an exhibit that identifies all Accessible routes within the resort, excluding the equestrian compound area as shown on Exhibit A.
13. All site Accessible routes required in stipulation 12 above shall be constructed with the infrastructure associated with the subdivision plat (case 2-PP-2014), excluding the equestrian compound area as shown on Exhibit A.
14. A minimum six-foot-wide Accessible sidewalk or path connection shall be provided from the arena and associated buildings and amenities, in the area of the site as shown on Exhibit A, to the N. 136th Street driveway and N. 136th Street eight (8) foot trail.
15. A minimum 4-foot-wide continuous pedestrian sidewalk or path shall connect the casitas, lodge units, lodge and recreation center.

LANDSCAPE DESIGN:

DRB Stipulations

16. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that illustrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
17. The issuance of a native plant permit for the Equestrian compound (Exhibit A) shall not be issued until the building permits are issued for structures shown in this area.
18. With the final plans submittal, no water features, except pool, spas, or similar resort amenities for guests, shall be constructed on the resort portion of the site.

19. Turf areas shall be limited to the park and event areas only.

EXTERIOR LIGHTING:

Ordinance

- K. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- L. Luminaires with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

20. All light poles, pole fixtures and yokes, including bollards shall be a flat black or dark bronze.
21. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1-foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 4-foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.1-foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

DRB Stipulations

22. Before any building permit is issued for the site, the owner shall submit plans and receive plan approval to construct the following driveways:
- a. The N. 136th Street driveways that access the equestrian compound area as shown on Exhibit A, shall be constructed with the permits for equestrian compound area. These driveways shall be designed and constructed in general conformance with City of Scottsdale's Supplement to the MAG Standard details, Detail# 2257, type CH-2. The curb returns for the driveways may be constructed with the N. 136th Street infrastructure improvements.
 - b. The southernmost driveway on N. 136th Street and the main access driveway on E. Rio Verde Drive shall be designed and constructed in general conformance with City of Scottsdale's Supplement to the MAG Standard details, Detail# 2257 Type CH-1. These driveway entrances shall be constructed with the infrastructure improvements for the N. 136th Street and E. Rio Verde Drive. N. 136th Street and E. Rio Verde Drive shall be constructed in accordance with case 2-PP-2014.

23. The driveway under the covered bridge shall be striped for two-way traffic that has a minimum width of 24 feet. Adjacent to the east travel lane a minimum six-foot-wide sidewalk shall be provided. The sidewalk shall be separated from the travel lane by a minimum of four feet, or vehicular barrier.
24. All the cul-de-sacs shall comply with the Design Standards and Policy Manual. Any modification to the Design Standards and Policy Manual cul-de-sacs requirements' shall be approved by the City's fire official.
25. Pavement/surface materials for drive aisles and parking spaces shall be identified on the final improvement plans.

WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

26. Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the Basis of Design reports (Water and Wastewater) for the resort area from the Water Resources Department. The improvement plans shall be consistent with the accepted Basis of Design Reports. The reports shall show the specific infrastructure required to support the resort area and demonstrate compliance with the accepted master plans. Any design that modifies the approved master report requires from the owner a site-specific addendum to the master report, subject to review and approval by City staff.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

27. The equestrian compound area as shown on Exhibit A shall only be graded with the corresponding building permit for buildings shown in this area.
28. With the improvement plan submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
29. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

ADDITIONAL ITEMS:

Ordinance

- M. Accessible parking spaces shall be labeled and signed.
- N. Accessible parking space access aisles shall be marked in accordance with the Zoning Ordinance.

DRB Stipulations

30. No phasing, except for the equestrian compound area as shown on Exhibit A, of the development shall occur without a subsequent approval of a separate development review application that delineates all phases of construction and interim conditions of all future phases.

Equestrian Compound

132nd Street

E. Rio Verde Road

Main Entry

Scenic Corridor 100'

Guest Ranch Resort Units
- Duplex Units with Two Car Garage
(76 Total Units)

Trash Enclosure Locations
Fire Hydrant Locations
Access Gate Locations*
Potential Parking Lot Light Pole Locations
Bike Parking Locations (16 spaces per location)
ADA Accessible Parking Provided in Driveway
ADA Accessible Parking Provided in Garage

Total parking required: 496 spaces
Accessible spaces required: 20 spaces
Total parking provided: 512 spaces
Accessible spaces provided: 27 spaces

* All access gates will have key switch & sensor pre-emption per Fire Ord. 4045, 503.6.1

132nd Street

Scenic Corridor 100'

Guest Ranch Resort Units
- One Bedroom Units
- One Bedroom Units w/ Garage
- Two Bedroom units
(50 Total Units)

DRB Application
REATA RANCH
Resort Site Plan

9-DR-2014
9/11/2014

DRB Application 11-2014
JAMES PICKETT

EXHIBIT A



9 DR 2014

DATE: 07/09/14

Reata Ranch
Rio Verde & 128th (est)

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|--|
| <input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE. | <input checked="" type="checkbox"/> 9. BACKFLOW PREVENTION IS REQUIRED FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE. |
| <input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE AND INTERNATIONAL FIRE CODE REQUIREMENTS. | <input checked="" type="checkbox"/> 10. FIRE DEPARTMENT CONNECTIONS SHALL BE INSTALLED AT A LOCATION APPROVED BY THE AUTHORITY HAVING JURISDICTION. |
| <input checked="" type="checkbox"/> 3. PROVIDE ALL WEATHER ACCESS ROADS (MINIMUM 16' IN WIDTH) TO ALL BUILDINGS AND HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION. | <input checked="" type="checkbox"/> 11. FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE/STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. |
| <input checked="" type="checkbox"/> 4. PROVIDE A KNOX ACCESS SYSTEM: <input checked="" type="checkbox"/> A. KNOX BOX <input type="checkbox"/> B. PADLOCK <input checked="" type="checkbox"/> C. KEY SWITCH AND PREEMPTION DEVICE OVERRIDE FOR AUTOMATIC GATES | <input type="checkbox"/> 12. FIRE SPRINKLER SYSTEM DESIGN CRITERIA FOR UNSPECIFIED SHELL BUILDINGS SHALL BE .45GPM OVER 3000 SQUARE FEET. |
| <input checked="" type="checkbox"/> 5. BUILDINGS ARE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM. | <input checked="" type="checkbox"/> 13. PROVIDE (NFPA) OWNER'S CERTIFICATE WITH FIRE SPRINKLER PLAN SUBMITTAL. |
| <input checked="" type="checkbox"/> 6. SUBMIT HAZARDOUS MATERIAL INVENTORY STATEMENT FOR ALL HAZARDOUS MATERIAL WHEN IFC PERMIT THRESHOLDS ARE MET. SUBMIT HMIS WITH BUILDING PLANS. | <input type="checkbox"/> 14. _____ |
| <input checked="" type="checkbox"/> 7. A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AND COMPLY WITH CURRENTLY ADOPTED NFPA STANDARDS. | <input type="checkbox"/> 15. _____ |
| <input checked="" type="checkbox"/> 8. FIRELINES SPRINKLERS AND STANDPIPE SYSTEMS SHALL BE FLUSHED AND PRESSURE TESTED PER NFPA STANDARDS AND SCOTTSDALE REVISED CODES. | <input type="checkbox"/> 16. _____ |
| | <input type="checkbox"/> 17. _____ |
| | <input type="checkbox"/> 18. _____ |

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-2500.

ATTACHMENT B

REATA RANCH

Development Review Board Narrative 9-DR-2014

Prepared for:
CA Rio Verde Investors, LLC



March 2014
Revised June 2014
Revised August 2014

9-DR-2014
9/11/2014

ATTACHMENT #1

Request

The subject application is for Site Plan, Building Elevation and Exterior Building Materials approval for the Reata Ranch resort and equestrian parcels. The zoning is R-4R ESL. The subject parcels are part of the 220-acre Master Plan and are primarily located in the northeast quadrant of the community that is located on the south side of Rio Verde Drive between 128th Street and 136th Street.

Townhouse/Resort District (R-4R)

Reata Ranch was approved by the City Council in February 2011 for R-4R ESL zoning. The R-4R district allows resort residential communities that include recreational amenities and services that are appurtenant to the community. Pursuant to the zoning stipulations for case number 15-ZN-2011, the maximum total number of units proposed for Reata Ranch will not exceed 330 with a minimum of 110 being guest ranch resort Units

Master Environmental Design Concept Plan (MEDCP)

On August 15, 2013, The Scottsdale Development Review Board unanimously approved the Reata Ranch Master Environmental Design Concept Plan (Case No. 1-MP-2013). The purpose of this document is to illustrate the community character of Reata Ranch. Scottsdale's unique traditions and history provide the perfect opportunity for Reata Ranch to embrace the unique character of Scottsdale's western lifestyle that has made it such a great place to live and visit. Pursuant to the approved MEDCP, the resort community's primary amenity and equestrian portions of the site are primarily located in the northeast portion of the project. There are equestrian trails planned throughout the entire community connecting to and from the main equestrian facilities location.

Vision

The vision for Reata Ranch is to revive elements of the historic guest ranch lifestyle by creating Scottsdale's first 21st Century guest ranch resort residential community. The community will offer historically-influenced resort lifestyle opportunities including equestrian activities, wildlife appreciation, multi-use trails and Upper Sonoran design excellence.

Development Review Board Criteria

This request for site plan and building elevation approval complies with the Development Review Board criteria pursuant to section 1.904 of the Scottsdale zoning code. In addition, it follows criteria set forth in the Reata Ranch Master Environmental Design Concept Plan which was approved by the Development Review Board in August 2013 under case number 1-MP-2013.

- The proposed site plan poses no adverse impacts to the general health, safety, welfare and convenience of nearby residents or their respective neighborhoods.
- The site plan incorporates sensitive and desirable design among the buildings, roads, trails and parking with the terrain and natural area open spaces.
- The plan minimizes impacts to sensitive natural features of the property such as washes, vegetation and rock outcroppings.
- The architectural character, landscaping and site design of the proposed development promotes a desirable relationship of the structures to one another, to open spaces and the topography.
- As identified in the approved Reata Ranch MEDCP, site planning and architectural character of Reata Ranch was developed with the Sonoran Desert

environment in mind and in compliance with the criteria outlined in the Environmentally Sensitive Lands Ordinance, Desert Foothills Character Area Plan and the Scottsdale Sensitive Design Principles as is outlined in later sections.

- Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways have been designed to promote safety and convenience.
- Mechanical equipment will be screened using screening that is integral to the building design.

Architecture

Architectural character is paramount to the vision of the Reata Ranch community. Set in the tone of a contemporary desert guest ranch, the architecture is designed with the inspiration of a historical ranch style life style with a touch of modern day contemporary inspired by the forward thinking architectural elements now seen at the McDowell Sonoran Preserve's Gateway Park and Tom's Thumb Trailhead. The straight, clean lines of contemporary design create simplicity and add character to the forms while complementing the subtle elegance of the desert setting. By utilizing thoughtful touches of color, along with stacked stone, board-formed concrete and time-tested metal accents, the architecture not only complements the stunning surroundings but it embraces and mimics the ruggedness of the natural desert. From the inside, large open windows will showcase the expansive views to the surrounding mountains, including the McDowell Mountains, Superstition Mountains, and Four Peaks.

Classic ranch style is simplistic and utilitarian in nature and this simplicity does not mean a lack of style or elegance. Traditional ranch style buildings date back to the late 1800's and early 1900's. Popularized after World War II, the style can be found in just about every part of the United States. Typical ranch style buildings are one to two stories with either a hipped or gabled roof. They are usually horizontal with an asymmetrical façade. Reata Ranch adds a modest contemporary sense to this style, while, at the same time, blending the colors and materials into structures to create a harmonious blend with the natural surroundings. Many of the most prominent characteristics of this style are listed below.

- Heavy base materials consisting of stone, brick, and block
- Lighter materials towards the higher portions of the structure
- Roofs often made with a steel frame and metal rooftops
- Varying roof forms
- Mix of gable and hip forms
- Roofs often include gable windows and vents
- Walls consisting of ranch style materials, including brick, block, stucco, corrugated metal, with modern expressions of glass
- Patio openings

Building heights within Reata Ranch will be limited to 26 feet. Building heights in most cases will be measured from existing natural ground. However in areas where finish floors are required to be raised due to floodplain requirements, building heights may be measured from a point slightly higher than existing natural grade.

Buildings

Arena-The covered arena near Rio Verde Drive will be one of the largest structures at Reata Ranch. Reflecting the ranch style, this building will be a key architectural component of the Guest Ranch. The arena will provide sixteen (16) feet of clearance, and be no taller than twenty six (26) feet as measured from existing grade.

Equestrian Lodge-This building serves as the administrative office and retail shop for the equestrian center. The building itself resembles an old, but well cared for, small barn that was converted to facilitate administrative activities.

Reata Ranch Cantina-This building serves as the food and beverage operation for the equestrian center and has been designed to resemble an old, but well cared for, classic barn. This building features adjacent patio areas and will be a social center point of the equestrian center and guest ranch.

Equestrian Barn-The main barn at Reata Ranch will accommodate up to 16 horses in stalls, and typical day-to-day horse related activity. This building, which is designed as a true working barn, will be a prominent architectural feature of the guest ranch, and a gathering place for guests.

Covered Entry Bridge-This structure provides a strong and welcoming sense of arrival into the core of the resort. The bridge is designed in the same architectural vein as the rest of the guest ranch. The bridge provides 14 feet of clearance from the driving surface to the bottom of the roof structure.

Entry Gatehouse-The entry gatehouse is located just beyond the covered bridge, and provides access to ranch headquarters and the rest of the Reata Ranch Community. The structure provides for covered access for guests and a by-pass lane for residents. The architecture of the building is consistent with the other buildings located within Reata Ranch

Guest Ranch Lodge-The guest ranch lodge is the welcome center for all guests. This building is the administrative center for the resort, as well the main food and beverage operation for the resort.

Recreation Center-This building is the central amenity for the resort and the residents of Reata Ranch. Included in this building are fitness facilities, lounge, lockers, pool, spa pool, juice and coffee café and outdoor gathering areas.

Guest Ranch Resort Units-There are five options proposed for the Guest Ranch Resort Units at Reata Ranch.

1. Duplex Unit with garage & discrete resident/guest entrances.
2. Studio Unit
3. One Bedroom Unit
4. One Bedroom Unit with Garage
5. Two Bedroom Unit

Sizes range from about 500 square feet to 2,500 square feet. All these resort units are representative of the architectural style of the community.

Site Plan

The Reata Ranch guest ranch site plan is comprised of many different elements organized together to create a unique and special resort community. Continuing in the western tradition of Scottsdale, the resort includes an equestrian compound with a traditionally sized, covered riding arena, a historically influenced, but modern, barn for day and long-term boarding of horses, a cantina, and welcome lodge. The architecture of the buildings honors and respects the historical and traditional western style, with a compliment of contemporary characteristics. The equestrian facility is immediately to the left (east) of the main resort community entrance.

The Ranch Headquarters is located adjacent to the vista corridor wash in the center of the community and is at the terminus of the main entry trail/roadway. The Ranch Headquarters contains the guest ranch lodge reception and recreation center.

Connections to the rest of the community are provided to allow access for residents without having to leave the community, or go through a gate. A secondary access point is provided at 136th street on the east side of the equestrian center and at 128th Street on the west side of the community.

Resort buildings were thoughtfully located throughout the resort master plan to minimize the view shed impacts on neighboring properties while maximizing views of the surrounding mountain ranges, and to create small, unique, intimate spaces within the resort for guests and residents to enjoy.

The equestrian center features the cantina and equestrian lodge at the main entrance of the resort community. A "main street" through the equestrian compound extends from the main entrance to 136th street to enhance the decidedly "western" theme of the equestrian village. The arena is located near Rio Verde Drive and is anticipated to become an iconic feature of the Reata guest ranch community.

There are no water features proposed for this site.

ADA Accessible Parking

The Reata Ranch guest ranch is required to provide 20 will provide ADA Accessible parking spaces. A total of 27 are being provided and have been proportionally distributed around the resort area of which 4 will be provided within the duplex unit garages (Parcel F) and 6 within the resort unit garages or driveways (Parcel G). an additional 17 ADA accessible spaces are provided within the Equestrian area and resort core. In addition, many of the driveways can accommodate ADA parking.

Phasing

The equestrian and resort improvements are planned to be completed in phases. The extent and scope of the phases will primarily be a function of 2 factors-demand and functional relevance. It is anticipated that the equestrian facilities will be built in two phases to accommodate growing demand and site sensitivity. The overall master-planned resort community will be built in 3 or more phases. The initial phases will include the primary operational facilities and guest units. The later phases will be to add additional guest units as the need increases.

Environmentally Sensitive Lands Ordinance

Reata Ranch is located within Environmentally Sensitive Lands Overlay and as such is

regulated by the Environmentally Sensitive Lands Ordinance (ESLO). The ESLO's purpose is to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands.

The ESLO contains twelve general statements as to its purpose and goals. The following outlines these 12 goals and describes how Reata Ranch will implement these goals.

1) Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rock falls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.

Reata Ranch is located in the Upper Desert Landform. There are no steep hillsides, rock fall or rolling boulder hazards or unstable slopes. Site planning for Reata Ranch avoids creating flooding, subsidence and erosion through careful grading and drainage design.

2) Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.

The Reata Ranch site plan emphasizes the existing landscape and its proximity to the McDowell Sonoran Preserve. There is one prominent rock outcropping in the southeast corner that will be protected. Washes on the property will be preserved in their natural condition to the fullest extent possible. Where modifications are made, the impacted areas will be revegetated to match the surrounding desert environment. In addition, restoration of significant portions of the property which had been damaged by previous ranching activities will also occur.

3) Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.

Reata Ranch will highlight living with the land. Commonly accepted desert protection techniques will be used during construction to avoid unwanted impacts to the areas set aside for preservation. Reata Ranch proposes to provide wastewater collection facilities that will help to mitigate an existing ground water problem of higher than normal nitrate levels by eliminating the need for additional septic systems.

4) Minimize the public costs of providing public services and facilities in ESL areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.

Reata Ranch will be responsible for all onsite infrastructure improvements and additional offsite improvements deemed necessary to support the project.

5) Conserve the character of the natural desert landscape. Guide the location and distribution of meaningful on-lot and common tract open space and protect

sensitive environmental features to sustain the unique desert character found in ESL areas.

Reata Ranch is implementing a clustered development approach, as encouraged by the ESLO, which will allow for the protection of larger areas of meaningful Natural Area Open Space (NAOS). As a result of clustering, a majority of NAOS will likely be in common area tracts.

6) Recognize and conserve the economic, educational, recreational, historic, archaeological, and other cultural assets of the environment that provide amenities and services for residents and visitors.

Reata Ranch will reprise an experience once common in Scottsdale, but no longer exists - guest ranches. The character of Reata Ranch will celebrate Scottsdale's western heritage and provide a new market segment for economic development including educational, historical and cultural contributions to the larger community. Partnerships with local wildlife organizations are already being discussed. A significant part of the programming at Reata Ranch will include the opportunities associated with the close proximity of McDowell Sonoran Preserve.

7) Assure that decisions regarding development in environmentally sensitive areas are based on complete and accurate information about the environmental conditions including drainage features and probable development impacts.

The development of Reata Ranch has been based on thorough and detailed site planning, drainage analysis, traffic impact analysis and engineering. Existing drainage courses will be maintained to the fullest extent possible.

8) Minimize the impacts of development by controlling the location, intensity, pattern, design, construction techniques, and materials of development and construction.

Reata Ranch implements clustered development, as encouraged by the ESLO, which will allow for the protection of larger areas of undisturbed NAOS. Existing constraints such as rock outcrops, drainage and topography will influence decisions concerning location of buildings, roads and utilities.

9) Retain the visual character of the natural landscape to the greatest extent feasible by regulating building mass, location, colors and materials, grading location, design and treatment, and landscaping design and materials.

Reata Ranch has implemented building design and site planning that is compatible with and respects the colors, materials and natural resources of the area.

10) Maintain significant open spaces which provide view corridors and land use buffers, protect landmarks and large boulders, and prime wash habitats, by preserving these features in their natural state to maintain the city's unique desert setting.

Reata Ranch is implementing clustered development, as encouraged by the ESLO, which will allow the protection of larger areas of undisturbed NAOS. Existing

constraints such as rock outcrops, drainage and topography will dictate decisions concerning location of buildings, roads and utilities.

11) Protect environmentally sensitive lands, while also recognizing the legitimate expectations of property owners and the city's overall economic goals.

Reata Ranch is implementing clustered development, as encouraged by the ESLO, which will allow the protection of larger areas of undisturbed Natural NAOS. Reata Ranch is bringing back a form of residential lodging that once used to be common in Scottsdale but no longer exists - guest ranches. The character of Reata Ranch will celebrate Scottsdale's western heritage.

12) Encourage innovative planning, design, and construction techniques for development in environmentally sensitive areas.

Reata Ranch is utilizing a local and uniquely experienced team of consultants to ensure the highest quality of design and development experience, in North Scottsdale.

Scottsdale's Sensitive Design Principles

The City has established a set of design guidelines, known as the Scottsdale's Sensitive Design Principles, to encourage the quality design in our community. The following Sensitive Design Principles are implemented in the design and development of Reata Ranch.

Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment. The **Scottsdale Sensitive Design Principles** were established in 2000 to reinforce the quality of design in our community. The following 14 Principles will be incorporated into the design and development of Reata Ranch:

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

Reata Ranch building design will consider the distinctive qualities and character of the surrounding area and, where appropriate, will integrate these qualities. Reata Ranch will emphasize a western character that will compliment the surrounding area including the McDowell Sonoran Preserve.

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

Reata Ranch will encourage the careful clustering of buildings to maximize views and avoid disturbance to natural features.

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

The most prominent features of the Reata Ranch site are a significant rock outcrop in the southeast corner and a major wash that traverses the site from northwest to southeast. Site planning and design will be integrated into the terrain and preserve these features.

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

Reata Ranch is incorporating into its planning efforts, programming that promotes further awareness and educates residents and guests about the importance of the local wildlife to the fragile ecosystem of the Upper Sonoran Desert. The Reata Ranch Owner has already had numerous positive and productive conversations with city staff and 2 different local wildlife rehabilitation organizations in this regard.

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

Reata Ranch is envisioned to have a western character throughout that will be conveyed through high quality design of streetscapes, common areas and architecture.

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

The Reata Ranch site is adjacent to the McDowell Sonoran Preserve and in close proximity to the McDowell Regional Park. There will be numerous multi-use trails and pathways within the project for both internal circulation and convenient connection to the existing and planned trail and pathway systems surrounding the property.

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

As previously outlined, Reata Ranch will host a significant trail system to encourage pedestrian connectivity. Shading elements for pedestrians will be adequately provided through landscaping and/or constructed shade structures.

- 8) Buildings should be designed with a logical hierarchy of masses.**

Specific building design has not yet been established but, buildings at Reata Ranch will respect the ESLOs building height restrictions and will be articulated so that large monolithic planes will be avoided. Elements such as windows, entries, and patios will be made visible while the less significant areas should be visually screened in an appropriate manner.

- 9) The design of the built environment should respond to the desert environment.**

One of the most significant attributes of the desert environment is a climate that allows for considerable outdoor living. Consequently, Reata Ranch architecture and design will celebrate this attribute while emphasizing ample shade for its residents and guests through the use of such features as deep roof overhangs and recessed windows. Natural and local materials displaying textures and colors matching that which is found in the surrounding desert will also be utilized.

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

All development improvements at Reata Ranch should be accomplished in a manner to minimize environmental impact and maximize sustainability.

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

A majority of Reata Ranch site has historically been a working ranch. As a result, there is significant disturbance and debris and limited salvageable native vegetation. However, existing vegetation that will survive salvage will be used in the landscaping. Attention will be given to revegetating existing scarred areas with native vegetation.

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

Reata Ranch will utilize a landscape plant palette that is predominantly native to the area and arid in nature. If water is used as a feature, it will only be used in an effective and efficient way

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

Minimal lighting to promote the area's "Dark skies" policy will be implemented by Reata Ranch. Specific lighting techniques have not been established at this early stage of the project.

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

Signage will be complementary to the uses the character at Reata Ranch.
Signage will blend into the architecture and its surrounding environment.
Signage materials should be the same or complimentary to those used on the buildings and landscape,

Dynamite Foothills Character Area Plan

Reata Ranch is located within the Dynamite Foothills Character Area and as such is committed to fulfilling the 3 goals of the Dynamite Foothills Character Plan. These goals are-

- 1) Preserve the existing Rural Desert character for the Dynamite Foothills that will result in a unique desert community distinguished from other parts of Scottsdale and the Valley.**
- 2) Recognize the topographic diversity of the Dynamite Foothills area and provide guidelines for balancing the relationship of different types of development to the unique environmental nature of the area.**
- 3) Promote open space in accordance with CityShape 2020 Guiding Principles and the recommendations of the Desert Preservation Task Force, and support the efforts of the McDowell Sonoran Preserve Commission to provide open space.**

In general, the goals and strategies of the Dynamite Foothills Character Area Plan will be respected by preserving the natural and visual qualities of the Sonoran Desert through the use of desert-sensitive development techniques that will blend with the surrounding environment as well as promoting the connection of desert open spaces with trails that create functional linkages.

The following strategies will be implemented to further ensure the goals of the Desert Foothills Character Area Plan are met.

Goal 1 (Preservation of the existing rural desert character)-

- Implement ESLO design standards for all streets.
- Use innovative street design where necessary to protect important natural features.
- Identify street alignments that respond to the natural terrain and protect natural features such as significant boulder outcrops and washes.
- Maintain "dark skies" by prohibiting the use of street lights.
- Implement an internal trail system separate from the streets that provides links to the shared use trails shown on the city's master plan.
- Promote the use of colors and textures on man-made elements that blend with the surrounding environment.
- Prohibit unnecessary development and disturbance in natural water courses and preserve the natural drainage patterns as much as possible.
- Use native plant species and grading techniques in retention basins to blend these facilities with the surrounding desert.
- Select utility alignments that avoid the disturbance of sensitive desert environments.
- Underground all electric and telephone utilities and encourage utility providers to use sensitivity when placing above ground cabinets.
- Use vegetation and berming that fits with the natural terrain for screening in place of solid walls.
- Cluster development to minimize disturbances thus providing a significantly greater amount of Natural Area Open Space that will create a greater sense of openness.
- Use cluster development patterns to provide a variety of housing types.
- Provide a large scenic corridor along Dynamite Boulevard and use native vegetation in all streetscapes.

Goal 2 (Provide guidelines for balancing the topographic diversity)

- Develop guidelines for residential development for site planning, building massing and construction techniques that preserve the natural desert character.
- Consider the inclusion of low-scale and low-intensity non-residential uses that provide neighborhood services where the site and buildings maintain a rural desert character.
- Provide meaningful open space that preserves natural features like washes and rock outcroppings; connects wash corridors and preserves vistas.

Goal 3 (Promote significant open space)

- Consider developer donation of area of natural desert for conservation.
- Provide visual open space amenities along streets and use natural open space between new development and roadways to preserve existing vistas.
- Use Natural Area Open Space to provide connectivity within and outside the community.
- Implement an internal trail system that connects open spaces and provides a link to public trails outside the community.
- Provide large continuous areas of open space.
- Preserve and protect unique natural features, historic and archeological sites.
- Use open in such a way that it connects with significant open spaces outside the community such as the McDowell Sonoran Preserve on the north side of Dynamite.

Accompanying the Dynamite Foothills Character Area Plan is an Implementation Plan. The Implementation Plan includes design and performance guidelines that were developed to assist in achieving the rural desert character that defines the area. These guidelines are advisory in nature but provide a foundation for implementation. The Guidelines are organized into several discussions areas-

- Location Criteria
- Land Use Relationships
- Sensitivity to Setting
- Physical Character

Each Guideline is defined relative to several different land use categories. The following discussion relates specifically to the category of **Low Density Specialty Resorts** such as Reata Ranch

Location Criteria-

Low Density Specialty Resorts should be adjacent to major natural open space areas such as the McDowell Sonoran Preserve, Tonto National Forest and Fraesfield Mountain, to enhance access and encourage usage to these open spaces with minimal transition.

The McDowell Sonoran Preserve is adjacent to Reata Ranch on the north and west. McDowell Regional Park is in close proximity.

Low Density Specialty Resorts should not be accessed from local residential streets to prevent minimize traffic impacts to local residential activity.

Reata Ranch Guest Ranch's primary access will be from Rio Verde Drive-a major arterial

Land Use Relationships-

Buildings, recreation facilities and parking areas should be located at least 300 feet from adjacent residential lots to minimize the contrast of such uses with residential areas.

Reata Ranch will respect surrounding land uses. As a result, any parking and recreational facilities at Reata Ranch will be appropriately buffered from any surrounding low density residential uses.

Parking areas and loading/service areas should not be visible from adjacent parcels in order to achieve a rural, residential character.

Parking and service areas will be screened so as to eliminate visibility from adjacent parcels.

Sensitivity to Setting-

Buildings should be residentially scaled and in concert with the Rural Desert character. Guest ranch, casita scale buildings are preferred. Any building larger than 12,500 square feet should provide additional setbacks in order to maintain compatibility with the residential setting.

A majority of the structures at Reata Ranch will be casita- and villa-scale buildings featuring architecture that is residential in scale.

Buildings and facilities, except one or two unit casitas without direct vehicular access, should not be placed on slopes over 10%. Larger buildings and associated parking areas are difficult to place on steeper slopes without resulting in substantial cuts and fills.

Reata Ranch does not contain any areas with slopes greater than 10% with the exception of localized areas such as wash embankments. Regardless, this standard will be adhered to and cuts and fills kept to a minimum as outlined in the ESLO.

Recreation facilities should be sited in low areas, such as on terraces next to washes.

The specific scope and location of recreation areas has not been defined at this early stage, however, the location of all recreation areas will be thoughtfully determined.

Designate grading/construction envelopes prior to the development of a site to protect the surrounding natural desert areas from construction encroachment.

Pursuant to widely accepted development practices, areas of development disturbance will be delineated.

Physical Character-

In order to blend with the desert and the rural character, buildings should be single story in height.

Reata Ranch buildings will predominantly be single story in height. Two story buildings will be limited and located internal to the project.

The minimum separation between buildings should be 40 feet so that they appear similar to single family homes in their layout.

Reata Ranch intends to use clustering techniques for buildings as encouraged by the ESLO and the Dynamite Foothills Character Area Study. This means that within the clustered areas building separations will likely be less than 40 feet. However, this result in greater separations between the clusters allowing more meaningful areas of open space and better maintains the residential character.

Complex building design and multiple roof types/ forms should be used to provide interest. Structures should work with the topographic form of the site so that the natural form of the land is retained.

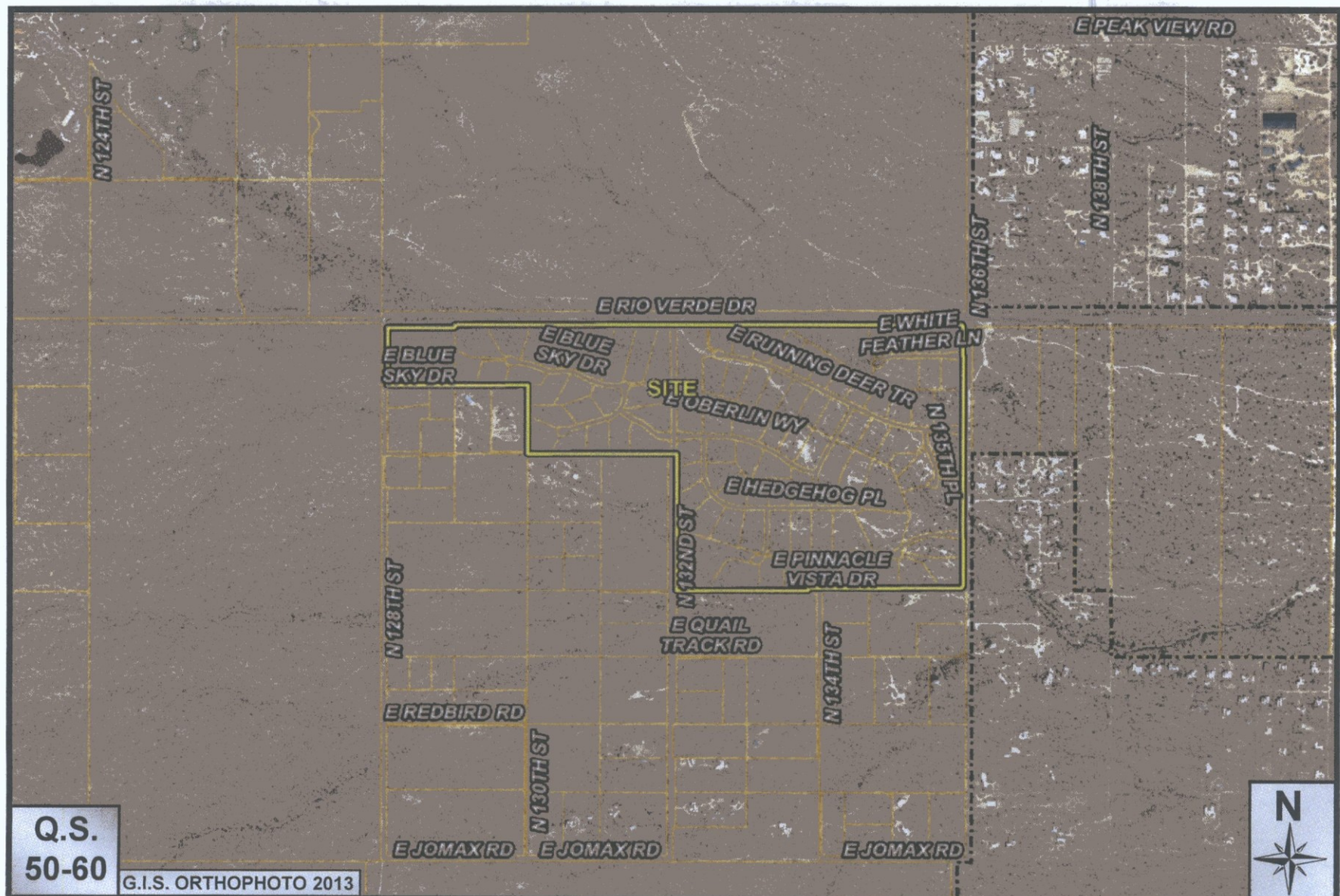
The buildings at Reata Ranch will be carefully located within the existing topography to minimize grading disturbance of the natural form of the land.

Building materials should be southwestern rural and indigenous, where possible.

Building materials, where possible, will be southwestern and rural in character. Buildings will utilize colors, shapes and textures to promote a "blending" with the natural desert environment where possible.

Low density specialty resorts should maintain a Rural Desert character and residential appearance.

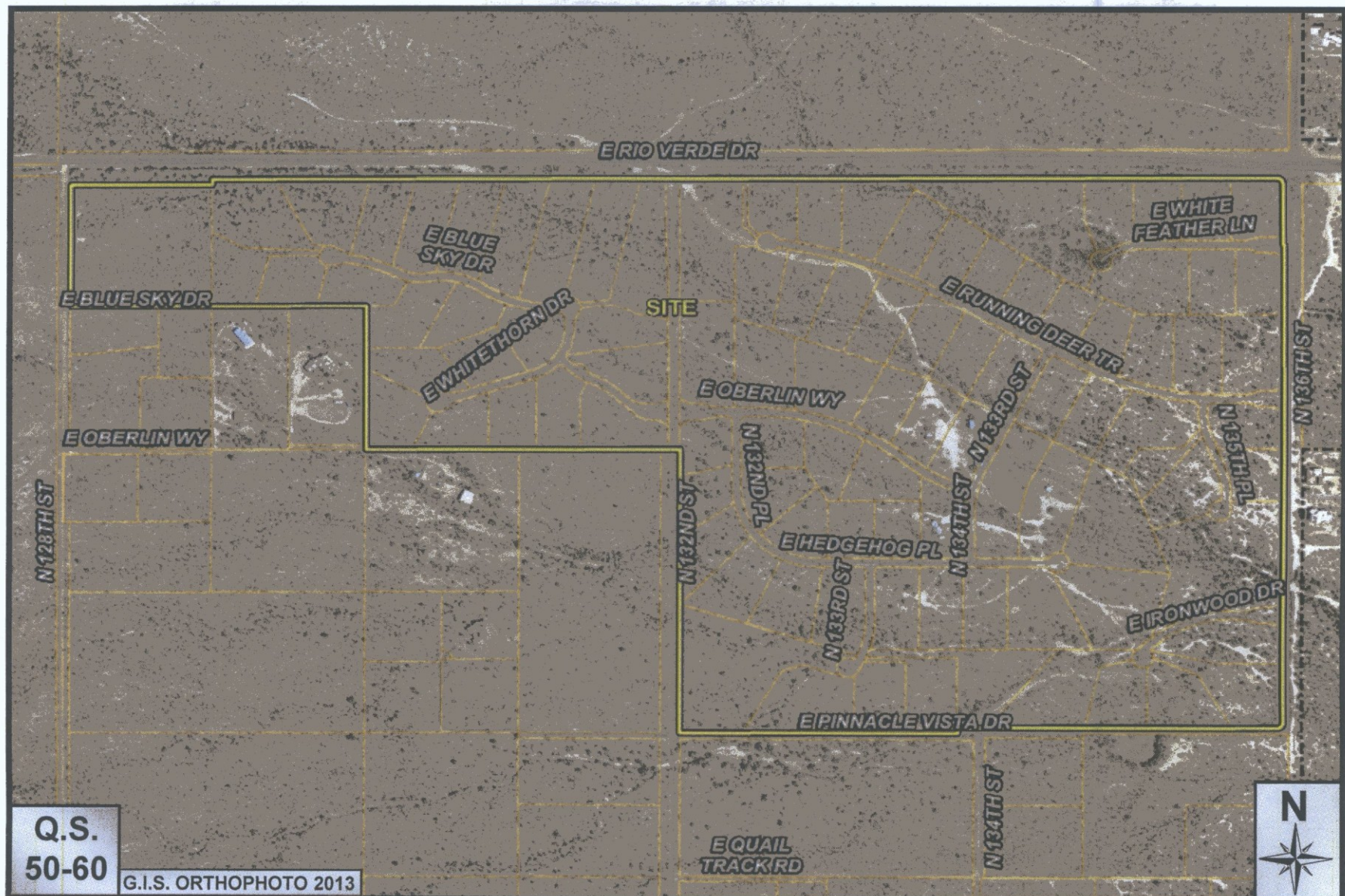
Reata Ranch will maintain and enhance the rural desert character and reflect a residential appearance.



Reata Ranch Guest Ranch

9-DR-2014

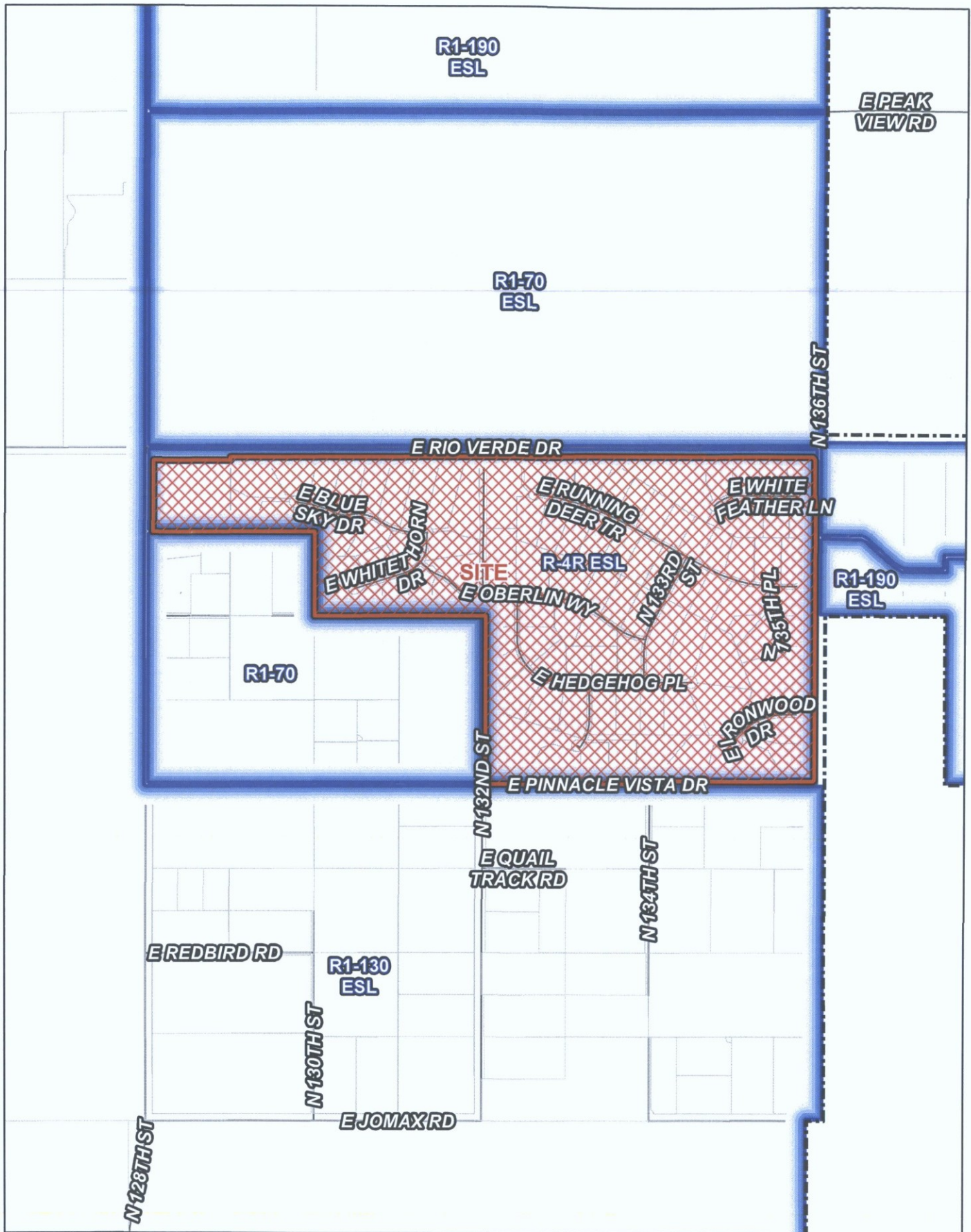
ATTACHMENT #2



Reata Ranch Guest Ranch

9-DR-2014

ATTACHMENT #2A



9-DR-2014

ATTACHMENT #3



T Trash Enclosure Locations

F Fire Hydrant Locations

* Access Gate Locations*

* Potential Parking Lot Light Pole Locations

* Bike Parking Locations (16 spaces per location)

● ADA Accessible Parking Provided in Driveway

● ADA Accessible Parking Provided in Garage

Total parking required: 496 spaces
Accessible spaces required: 20 spaces
Total parking provided: 512 spaces
Accessible spaces provided: 27 spaces

* All access gates will have key switch & sensor pre-emption per Fire Ord. 4045, 503.6.1



DRB Application REATA RANCH Resort Site Plan

9-DR-2014
9/11/2014

Date: September 11, 2014
G. BENTPICKETT

ATTACHMENT #4

E. Rio Verde Drive

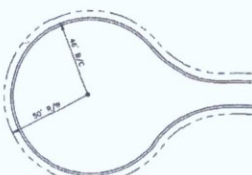
Decomposed Granite Trail

Decomposed Granite Trail

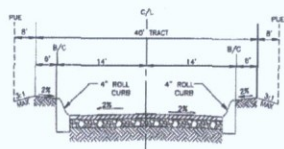
Concrete Trail

Concrete Trail

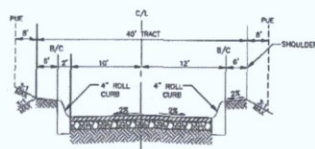
Road Details*



CUL-DE-SAC DETAIL
N.T.S.



SECTION F-F
(TYPICAL STREET CROSS SECTION)
N.T.S.



SECTION E-E
(TYPICAL STREET CROSS SECTION)
N.T.S.

Total parking required: 496 spaces
Accessible spaces required: 20 spaces

Total parking provided: 512 spaces
Accessible spaces provided: 27 spaces



DRB Application

REATA RANCH

Layout & Dimension Plan 1 of 3

9-DR-2014
9/11/2014

Date: September 11, 2014
GREY/PICKETT

E. Rio Verde Drive

Decomposed Granite Trail

Decomposed Granite Trail

Trash Enclosure

Concrete Trail

Concrete Trail

Decomposed Granite Trail

136th Street

Total parking required: 496 spaces
Accessible spaces required: 20 spaces

Total parking provided: 512 spaces
Accessible spaces provided: 27 spaces

DRB Application **REATA RANCH**

Layout & Dimension Plan 2 of 3

9-DR-2014
9/11/2014

Date: September 11, 2014
GREEN/PICKETT





Date: September 11, 2014

GREY|PICKETT

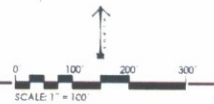


Trail Masterplan

- Western Heritage Trail (Mixed Use)
- Community Trail (Pedestrian)



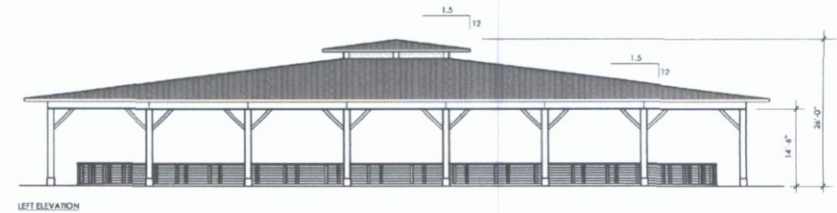
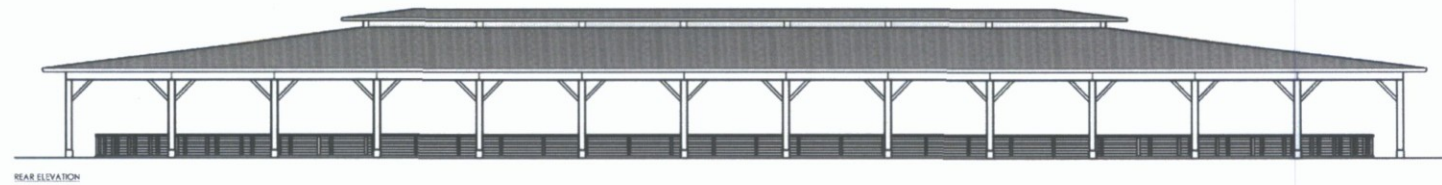
DRB Application REATA RANCH Trail Masterplan



Date: July 3, 2014
GREEN PICKETT

ATTACHMENT #5

9-DR-2014
7/3/2014



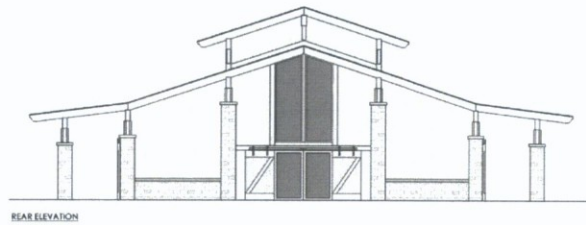
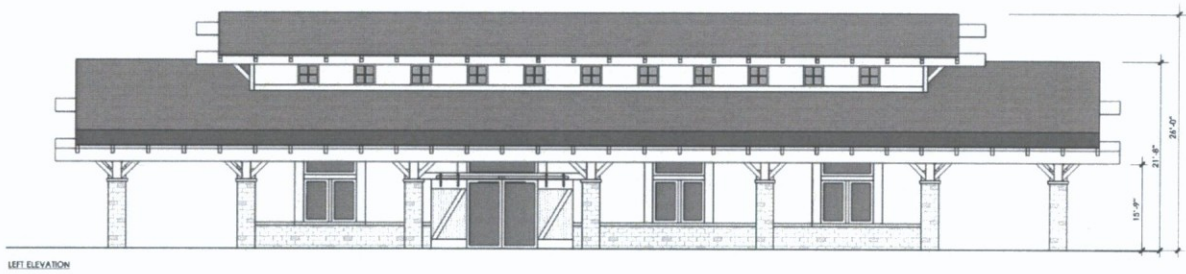
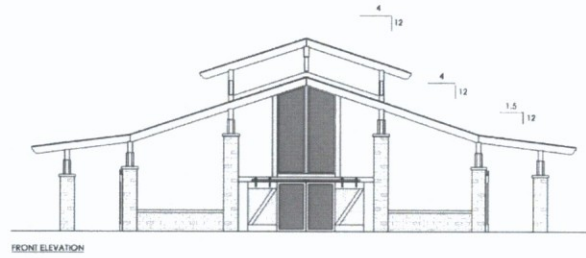
DRB APPLICATION
REATA RANCH
ARENA ELEVATIONS

0' 10.75' 21.5' 32.25'
Scale: 3/32" = 1'-0"

Date: March 24, 2014
GRIFFIN PICKETT

ATTACHMENT #6

9-DR-2014
3/26/2014



DRB APPLICATION

REATA RANCH

EQUESTRIAN LODGE ELEVATIONS

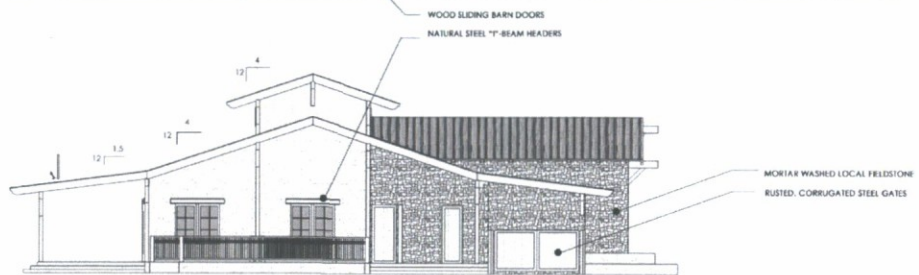


Date: March 31, 2014
GRIELEY|PICKETT

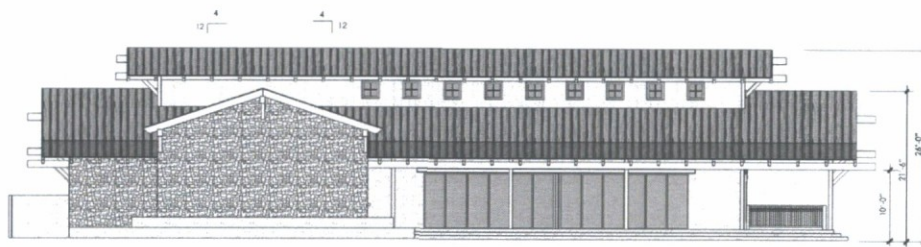
9-DR-2014
3/26/2014



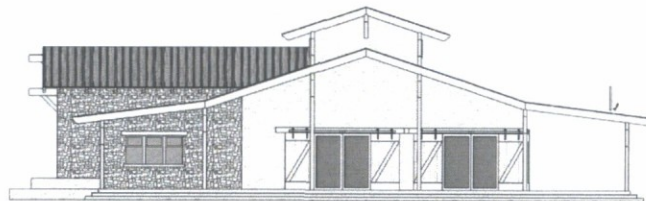
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



STREETSCAPE ELEVATION

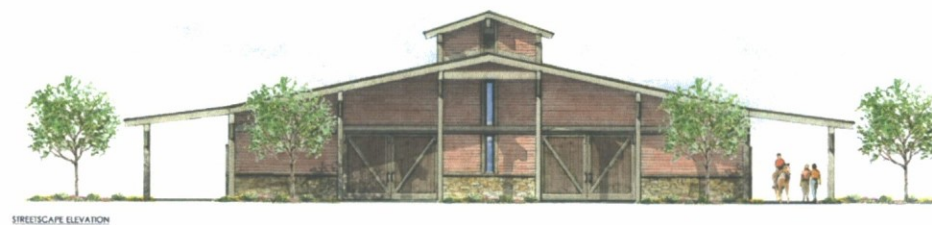
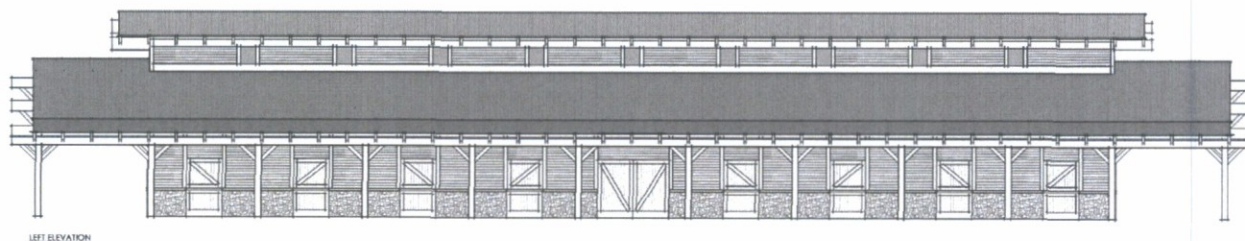
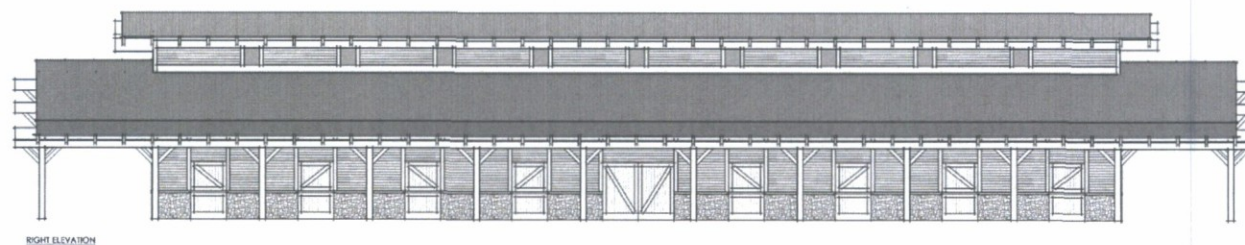
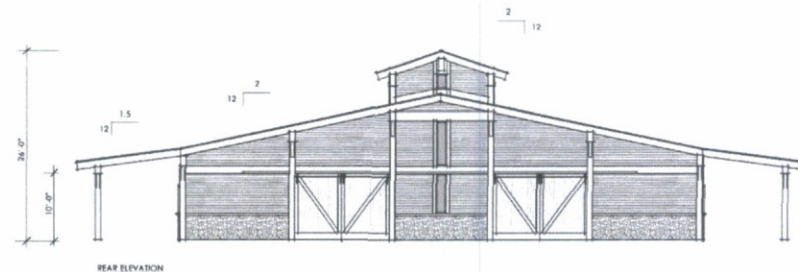
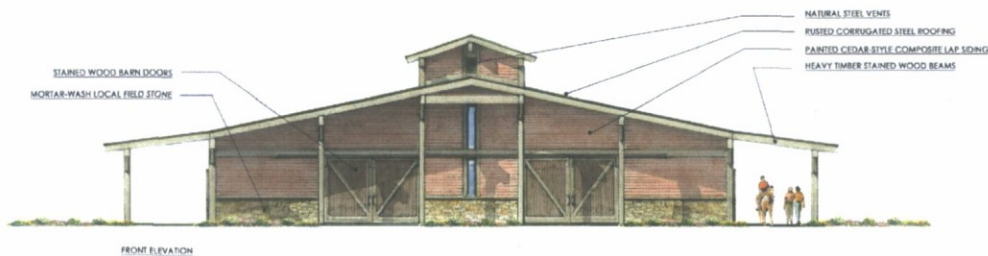


DRB APPLICATION
REATA RANCH
 REATA RANCH CANTINA ELEVATIONS

0' 5' 10' 20'
 Scale: 1/8" = 1'-0"

Draft: March 21, 2014
 GREY | PICKETT

9-DR-2014
 3/26/2014



DRB APPLICATION
REATA RANCH
EQUESTRIAN BARN ELEVATIONS

0' 8' 16' 24'
Scale: 1/8" = 1'-0"

Date: March 21, 2014
GREY|PICKETT

9-DR-2014
3/26/2014

HAMMERED IRON METAL WORK

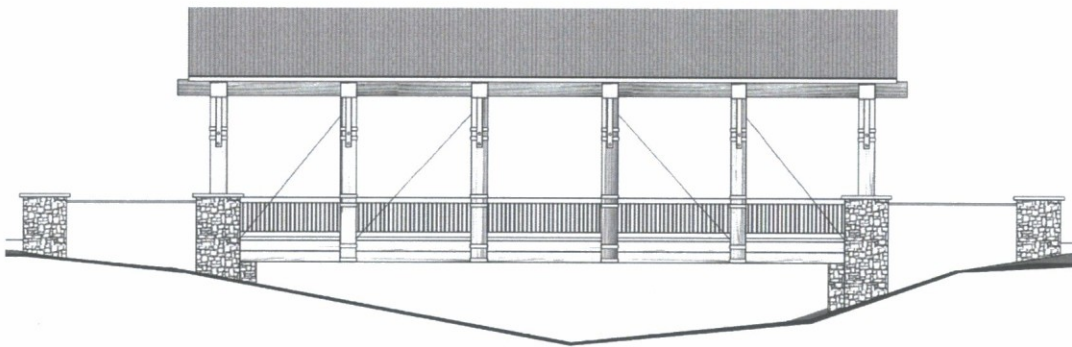
NATURAL CORRUGATED STEEL ROOFING

HEAVY, DISTRESSED BARNWOOD TIMBERS

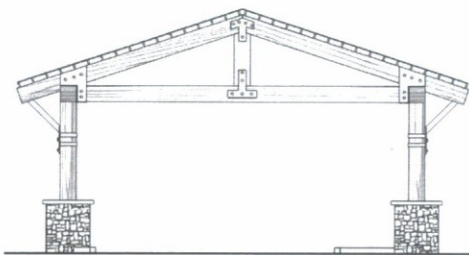
STUCCO COLOR - LRV 15%

MORTAR-WASHED LOCAL FIELD STONE

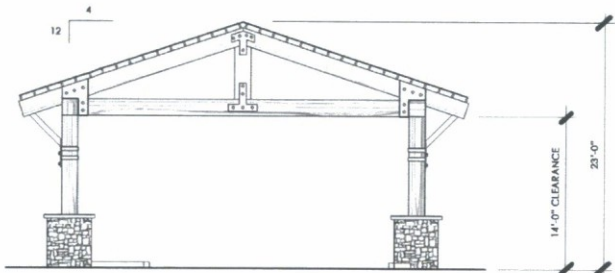
RIGHT ELEVATION



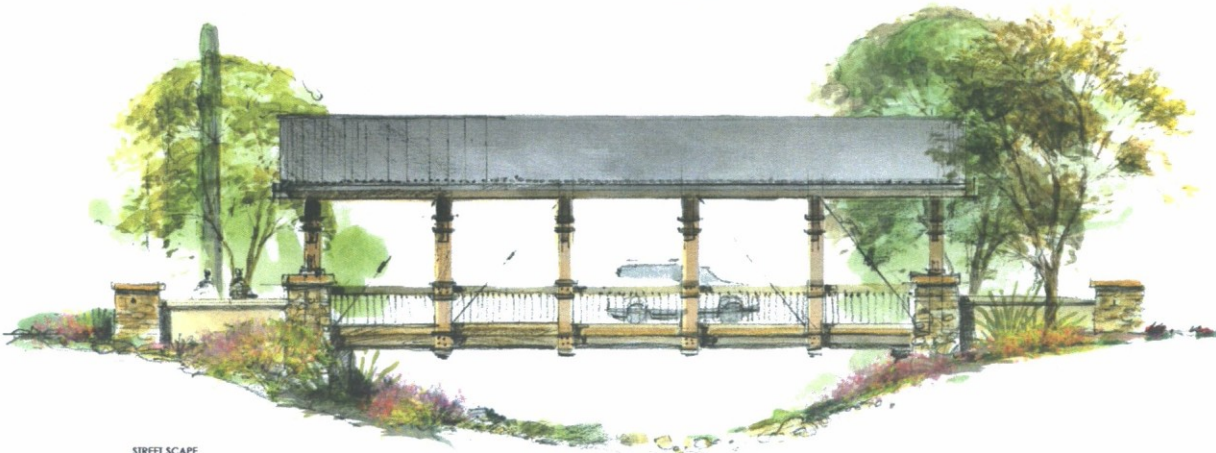
LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION



STREET SCAPE

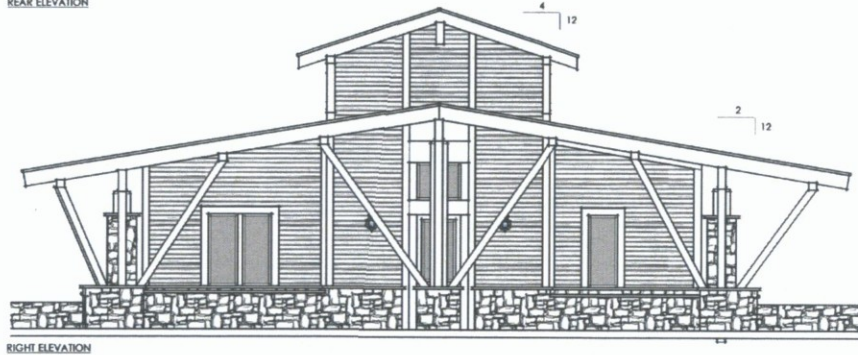
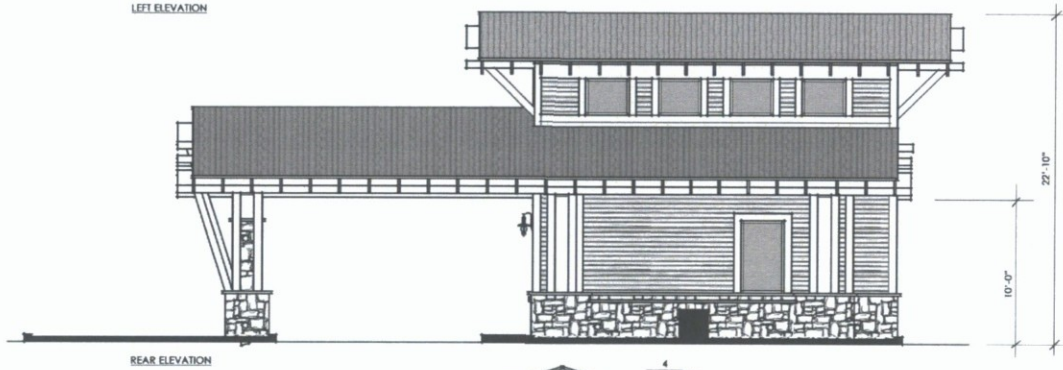
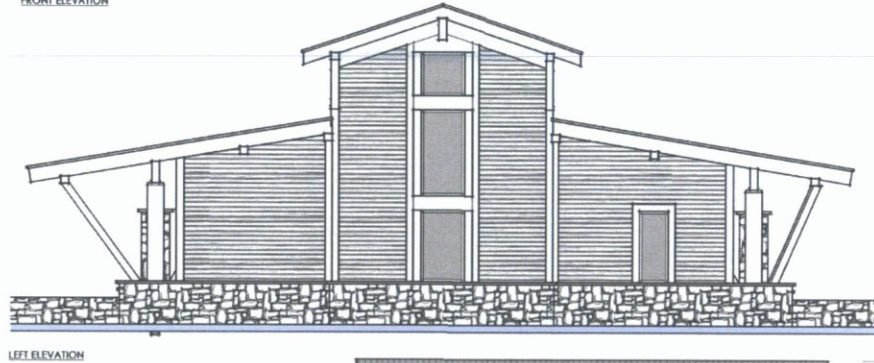


DRB APPLICATION
REATA RANCH
COVERED BRIDGE ELEVATIONS

0' 5'-3" 10'-6" 16'
Scale: 3/16" = 1'-0"

Date: March 31, 2014
GREY|PICKETT

9-DR-2014
3/26/2014



DRB APPLICATION

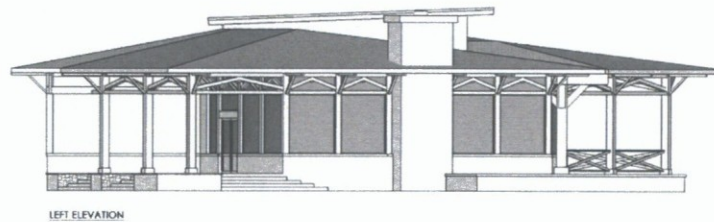
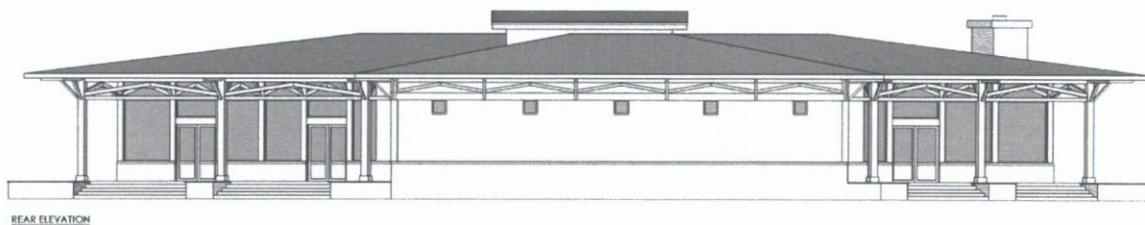
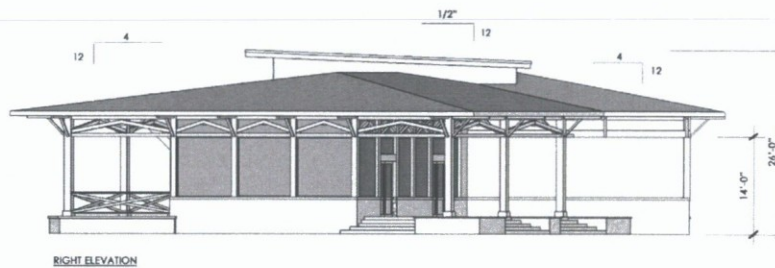
REATA RANCH

ENTRY GATEHOUSE ELEVATIONS



Date: March 31, 2014
G. REEY | PICKETT

9-DR-2014
3/26/2014

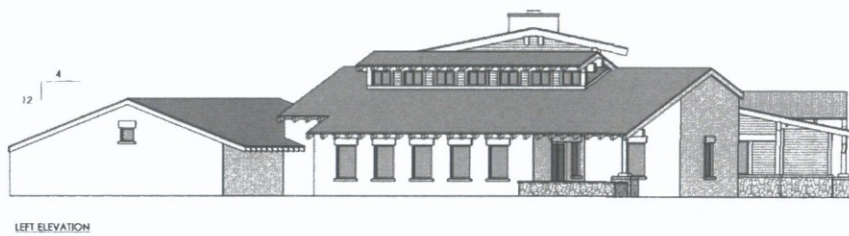
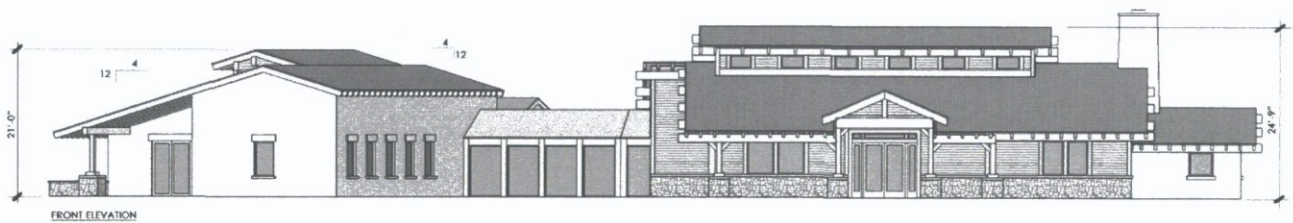
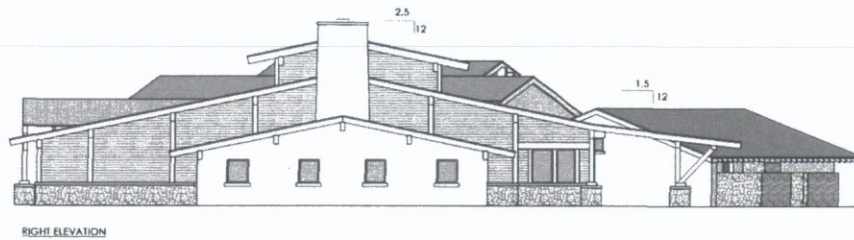


DRB APPLICATION
REATA RANCH
 RESORT LODGE ELEVATIONS

0' 8' 16' 24'
 SCALE: 1/8" = 1'-0"

Drawn: March 21, 2014
 GREEY|PICKETT

9-DR-2014
 3/26/2014

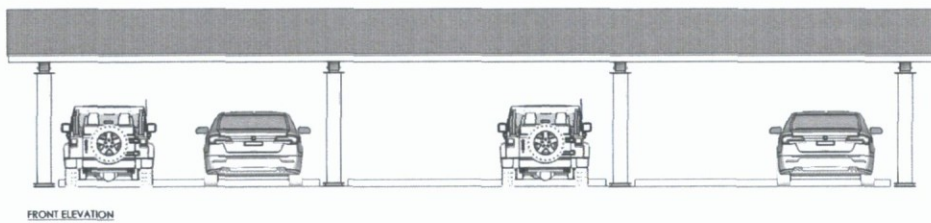
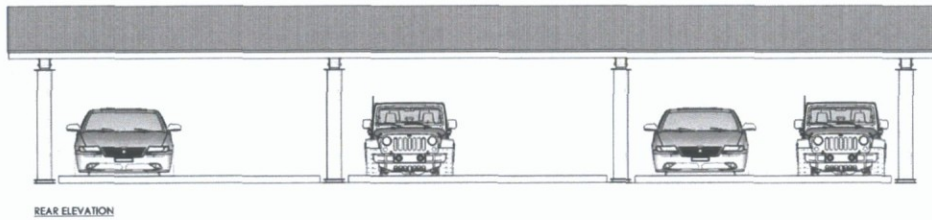
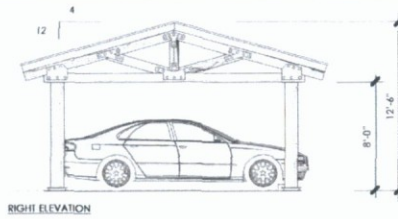
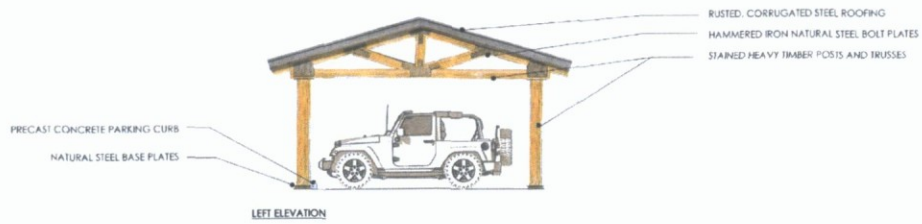


DRB APPLICATION
REATA RANCH
 RECREATION CENTER ELEVATIONS

0' 8' 16' 24'
 SCALE: 1/8" = 1'-0"

Date: March 21, 2014
 GREY|PICKETT

9-DR-2014
 3/26/2014



DRB APPLICATION

REATA RANCH

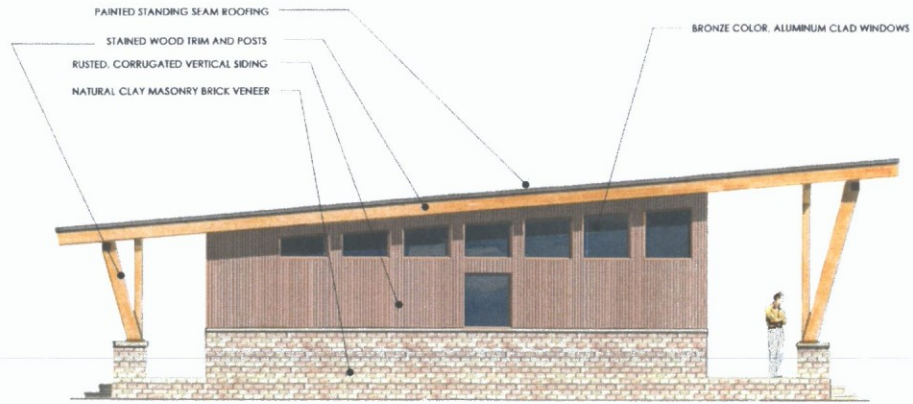
COVERED PARKING STRUCTURE ELEVATIONS

0' 4' 8' 12'

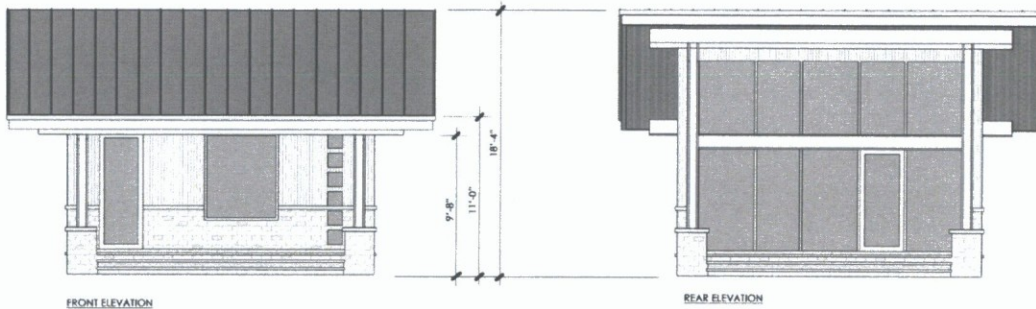
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DRAWN: MARCH 21, 2014
GREELEY/PICKETT

9-DR-2014
3/26/2014

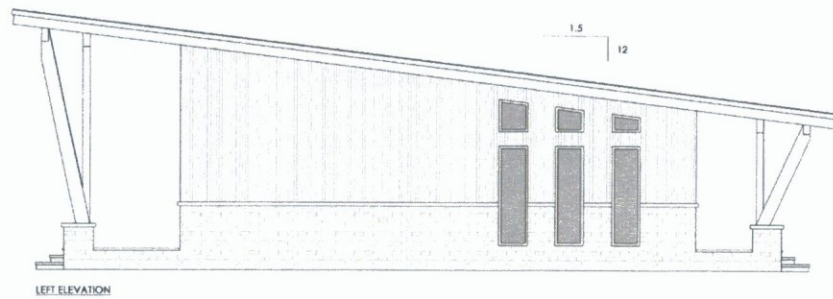


RIGHT ELEVATION



FRONT ELEVATION

REAR ELEVATION



LEFT ELEVATION



STREETSCAPE ELEVATION

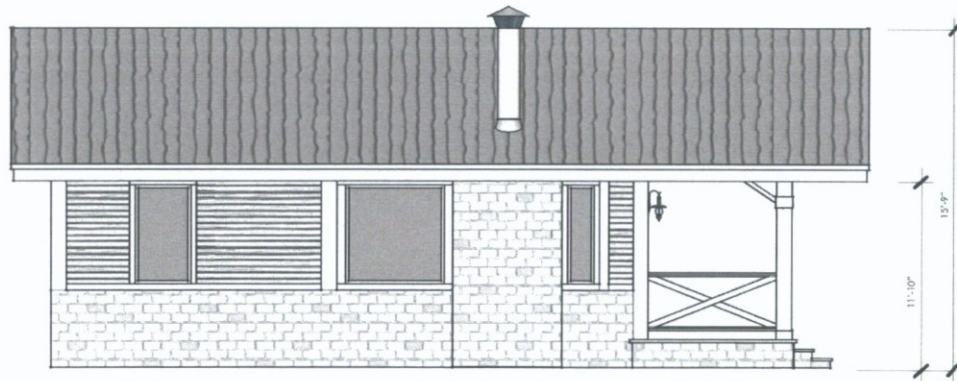
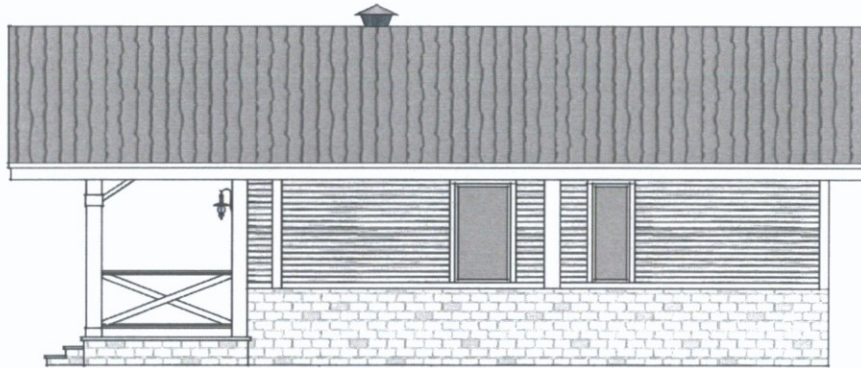
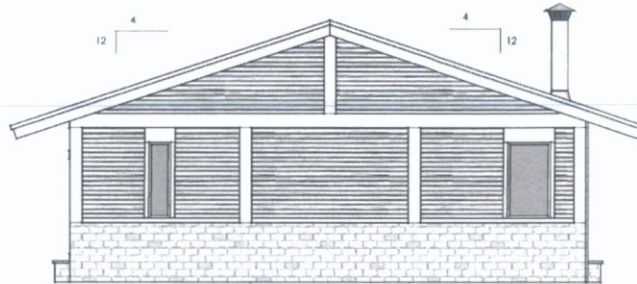
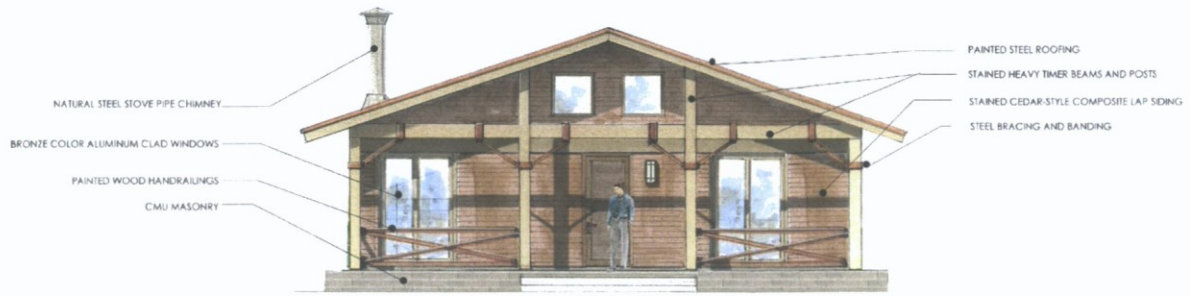


DRB APPLICATION
REATA RANCH
 RESORT CABIN ELEVATIONS



ATTACHMENT #7

9-DR-2014
 3/26/2014



DRB APPLICATION
REATA RANCH
 TWO BEDROOM CABIN ELEVATIONS

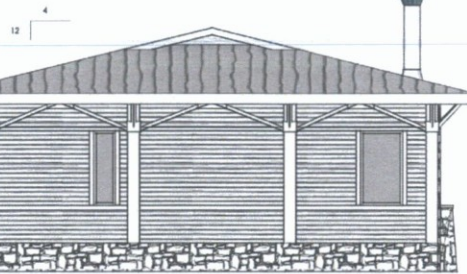
0' 4' 8' 12'
 SCALE: 1/4" = 1'-0"

Date: March 21, 2014
 GREY|PICKETT

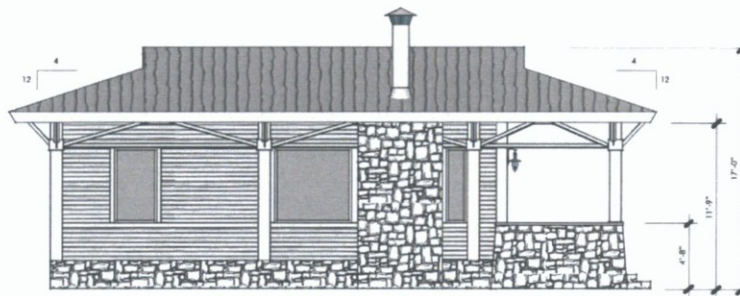
9-DR-2014
 3/26/2014



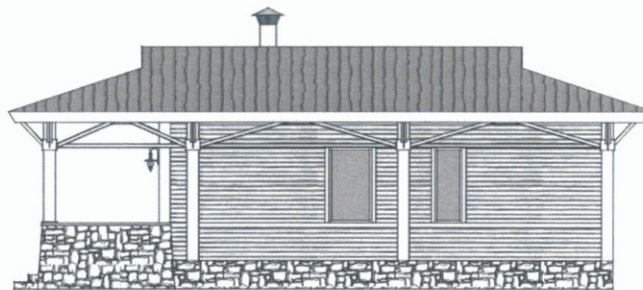
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



STREETSCAPE ELEVATION



DRB APPLICATION

REATA RANCH

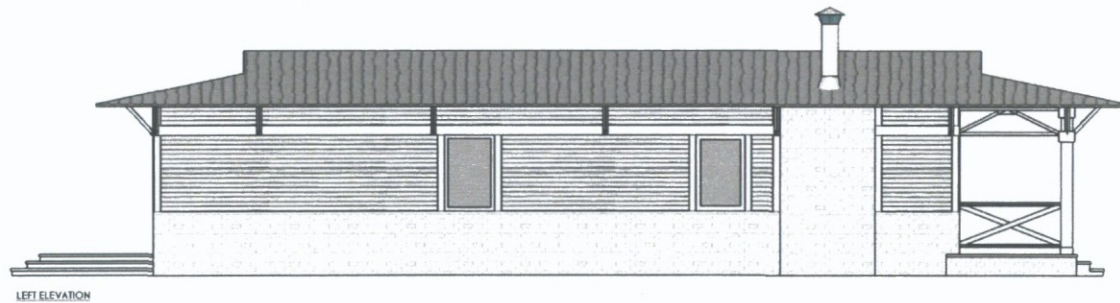
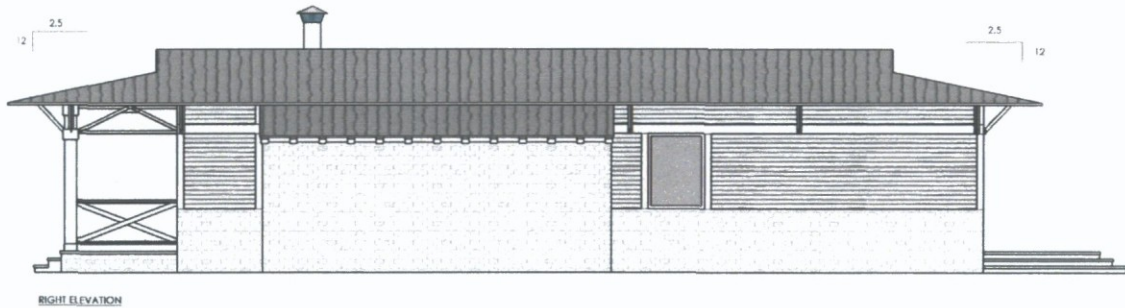
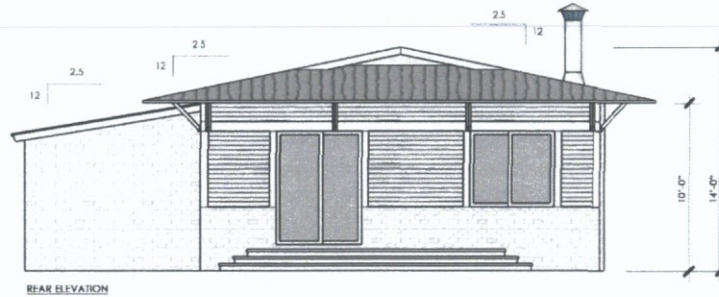
ONE BEDROOM LODGE ELEVATIONS

0' 4' 8' 12'

SCALE: 1/4" = 1'-0"

Date: March 31, 2014
G. REELEY | PICKETT

9-DR-2014
3/26/2014

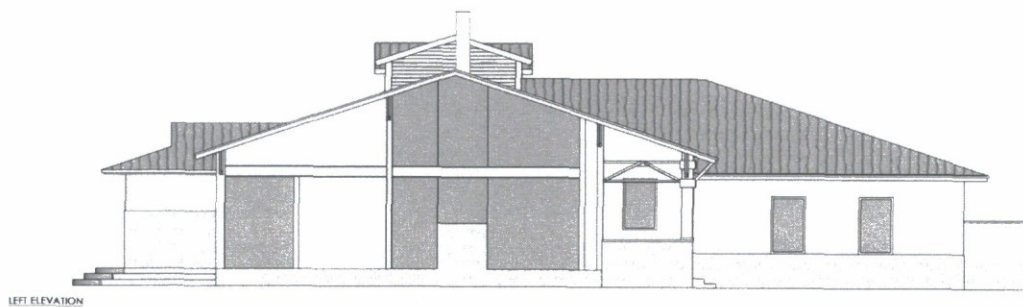
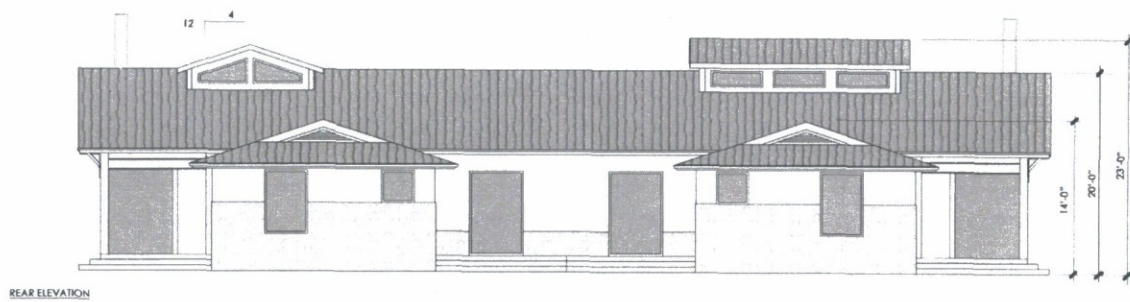
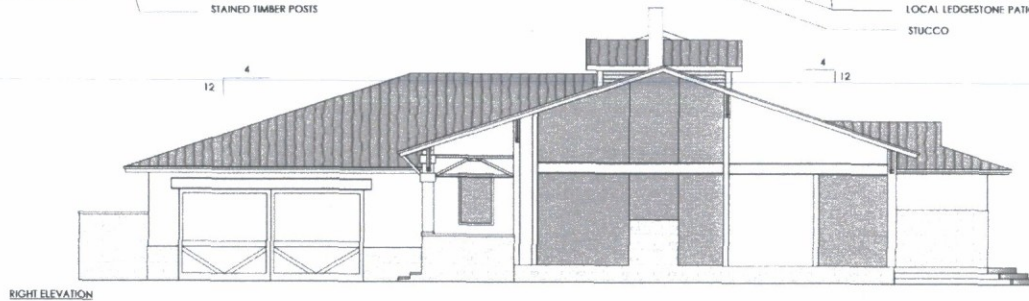


DRB APPLICATION
REATA RANCH
 ONE BEDROOM LODGE WITH GARAGE ELEVATIONS

0' 4' 8' 12'
 SCALE: 1/4" = 1'-0"

Dgls: March 21, 2014
 GREE/PICKETT

9-DR-2014
 3/26/2014



DRB APPLICATION
REATA RANCH
DUPLEX CASITA ELEVATIONS

0 5.33 10.66 15.99
SCALE 3/16" = 1'-0"

Drawn: April 21, 2014
K. R. P. PICKETT

9-DR-2014
3/26/2014



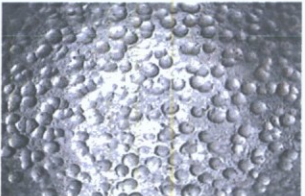
HEAVY TIMBER



HOLLOW STEEL SHAPES



INSET WIDE FLANGE BEAM



METAL ACCENT

BEAMS



PURGED

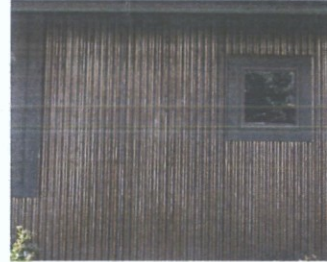


STAGGERED JOINTED

BOARD FORMED
CONCRETE



CONCRETE
MASONRY UNIT



CORRUGATED STEEL



STANDING SEAM

METAL WALLS



CLAY BRICK



PAINTED



END BATTEN



MITRED CORNER

CEDAR STYLE
COMPOSITE LAP
SIDING

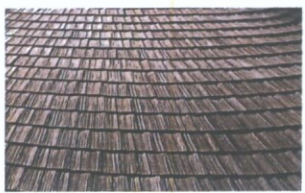


DRB APPLICATION
REATA RANCH
BEAM AND WALL MATERIALS

9-DR-2014
3/26/2014

Dated: March 21, 2014
GREY|PICKETT

ATTACHMENT #8



"CEDAR LITE" CONCRETE COMPOSITE SHINGLES
MOHEIR LIFE TILE

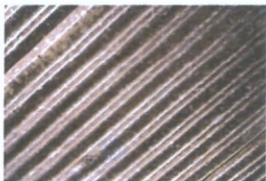
WOOD SHINGLES



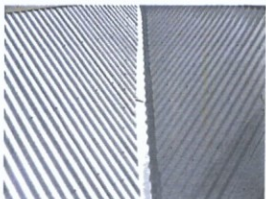
RUSTED CORRUGATED STEEL



RUSTED CORRUGATED STEEL - VARIATION



NATURAL CORRUGATED STEEL



NATURAL ZINC STYLE

CORRUGATED
STEEL



PAINTED STANDING SEAM



DEEP FIREBRICK RED



DULL GREY



NATURAL ZINC STYLE

STANDING SEAM
STEEL



TRUE CLAY PINTO
BARREL TILE



NATURAL COPPER
FLASHING



DRB APPLICATION
REATA RANCH
ROOFING MATERIALS

9-DR-2014
3/26/2014

Date: March 21, 2014
GREY/PICKETT



STRUCK MORTAR JOINT



DRY STACKED



MORTAR WASHED

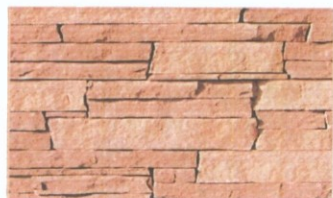


SPLIT FACED DRYSTACKED

LOCAL
FIELD STONE



SPLIT
LEGDESTONE



CUT LEDGESTONE



DESERT CONCRETE



RESERVATION RIVER ROCK

LOCAL
VERNACULAR
OPTIONS



DRB APPLICATION
REATA RANCH
STONE MATERIALS

9-DR-2014
3/26/2014

Date: March 21, 2014
GREY/PICKETT



CONCRETE
PAVERS



EXPOSED
AGGREGATE



NATURALISTIC
AND INFORMAL



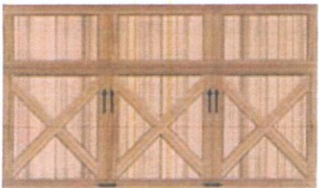
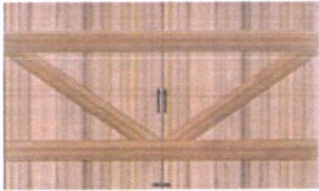
FLAGSTONE



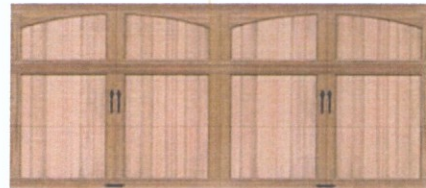
DRB APPLICATION
REATA RANCH
HARDSCAPE MATERIALS

9-DR-2014
3/26/2014

Date: March 21, 2014
GREEY|PICKETT



GARAGE DOORS



GARAGE DOORS



SCREENING GATE



DRB APPLICATION
REATA RANCH
 DOOR AND GATE MATERIALS

9-DR-2014
 3/26/2014

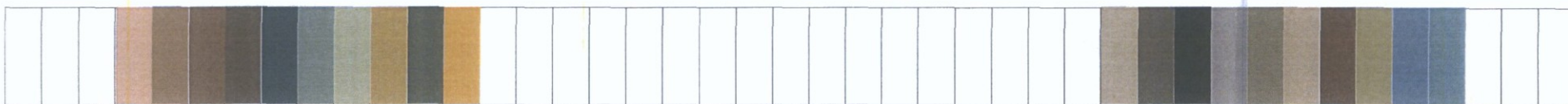
Date: March 21, 2014
 GREY|PICKETT



WOOD STAIN COLORS



PRIMARY PAINT COLORS



SECONDARY PAINT COLORS



ACCENT PAINT COLORS

ALL COLORS ARE BELOW 35% LRV



DRB APPLICATION
REATA RANCH
 PAINT / STAIN RANGE

9-DR-2014
 3/26/2014

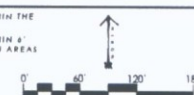
Date: March 21, 2014
 GREEY/PICKETT

[illegible][illegible]

| MIRATA GRASS REGISTRATION PALETTE | | | | |
|-----------------------------------|--------------------------------|--------------|--------------------|-------------------|
| Common Name | Botanical Name | Nursery Size | Plant a.c. spacing | Plants per 1 acre |
| Grasses | | | | |
| Berge | | | | |
| Crabweave Grass | <i>Luzula Indurata</i> | 5 gmt. | 45 | 10 |
| Indiba | <i>Imperata cylindrica</i> | 5 gmt. | 45 | 10 |
| Woolferry | <i>Setaria barbutum</i> | 5 gmt. | 45 | 10 |
| Chopwood Grass | <i>Setaria (chopwood)</i> | 5 gmt. | 45 | 10 |
| Chopwood | <i>Andropogon scoparius</i> | 5 gmt. | 45 | 17 |
| Scrubber Pine | <i>Urochloa stolonata</i> | 5 gmt. | 45 | 17 |
| Scrubber Pine | <i>Urochloa stolonata</i> | 5 gmt. | 45 | 17 |
| Woods Filler Grass | <i>Stachytarpheta</i> | 5 gmt. | 45 | 10 |
| Legumes | | | | |
| Swamp Crotalaria | <i>Crotalaria retusa</i> | 1 gmt. | 45 | 22 |
| Woods Filler | <i>Crotalaria retusa</i> | 1 gmt. | 45 | 22 |
| Woods Filler | <i>Crotalaria retusa</i> | 1 gmt. | 45 | 22 |
| Woods Filler | <i>Crotalaria retusa</i> | 1 gmt. | 45 | 22 |
| Small | | | | |
| Small Grass | <i>Setaria sp.</i> | 1 gmt. | 45 | 17 |
| Small Grass | <i>Setaria sp.</i> | 1 gmt. | 45 | 17 |
| CACIPI | | | | |
| Cropgrass Intini | <i>Pennisetum polystachion</i> | 5 gmt. | 45 | 22 |
| Cropgrass Intini | <i>Pennisetum polystachion</i> | 5 gmt. | 45 | 22 |
| Woods Filler | <i>Crotalaria retusa</i> | 5 gmt. | 45 | 22 |
| Woods Filler | <i>Crotalaria retusa</i> | 5 gmt. | 45 | 22 |
| Woods Filler | <i>Crotalaria retusa</i> | 5 gmt. | 45 | 22 |
| Woods Filler | <i>Crotalaria retusa</i> | 5 gmt. | 45 | 22 |

| BETA RAINBOWS PALETTE | | | | | |
|-----------------------|--------------------------|------------|-----------------|-----------------|------------|
| Common Name | Botanical Name | Humay Size | Flants per spec | Flants per acre | |
| HERBS | | | | | |
| Desert Hockery | <i>Croton pallidus</i> | 2" Box | 60 | 7 | |
| South Yule Vine | <i>Psychotria virens</i> | 2" Box | 65 | 19 | |
| Yellow Yucca | <i>Psychotria virens</i> | 2" Box | 65 | 19 | |
| SHRUBS | | | | | |
| Sage | | | | | |
| Chocolate Bush | <i>Simarouba</i> | 5 gal. | 51 | 6 | |
| Yucca | <i>Simarouba</i> | 5 gal. | 51 | 14 | |
| WOODS | | | | | |
| Tree Rubber | <i>Calophyllum</i> | 5 gal. | 45 | 22 | |
| Desert Senna | <i>Senna</i> | 1 gal. | 30 | 9 | |
| Scrubland Tree | <i>Simarouba</i> | 1 gal. | 30 | 48 | |
| CACTUS | | | | | |
| Complex Rose | <i>Pereskia</i> | 5 gal. | 70 | 9 | |
| Quail | <i>Pereskia</i> | 5 gal. | 48 | 22 | |
| Yellow Cactus | <i>Pereskia</i> | 5 gal. | 61 | 6 | |
| Scrubland Tree | <i>Pereskia</i> | 5 gal. | 70 | 9 | |
| Scrubland Tree | <i>Pereskia</i> | 5 gal. | 70 | 9 | |
| Total | | | | 18.62 | 187 |

* PLANTS WILL NOT BE PLACED WITHIN THE SCENIC CORRIDOR
○ PLANTS WILL NOT BE PLACED WITHIN 6' OF ANY WALKWAY OR PEDESTRIAN AREA



Date: July 3, 2014

GREEY | PICKETT

9-DR-2014
7/3/2014

ATTACHMENT #9

9-DR-2014
7/3/2014

Parking Landscape Area

Parking Area - A

Parking Lot Area - 132,241 sq. ft.

A-1: 12,414 sq. ft.

A-2: 5,670 sq. ft.

A-3: 1,452 sq. ft.

A-4: 1,452 sq. ft.

A-5: 3,740 sq. ft.

A-6: 2,715 sq. ft.

A-7: 1,132 sq. ft.

Total Landscape Area - 28,575 sq. ft. (21.6%)

Parking Area - B

Parking Lot Area - 8,742 sq. ft.

B-1: 1,730 sq. ft.

B-2: 1,761 sq. ft.

B-3: 4,435 sq. ft.

Total Landscape Area - 7,926 sq. ft. (90.7%)

Parking Area - C

Parking Lot Area - 7,175 sq. ft.

C-1: 454 sq. ft.

C-2: 1,520 sq. ft.

C-3: 253 sq. ft.

C-4: 1,139 sq. ft.

Total Landscape Area - 3,586 sq. ft. (50.0%)

Parking Area - D

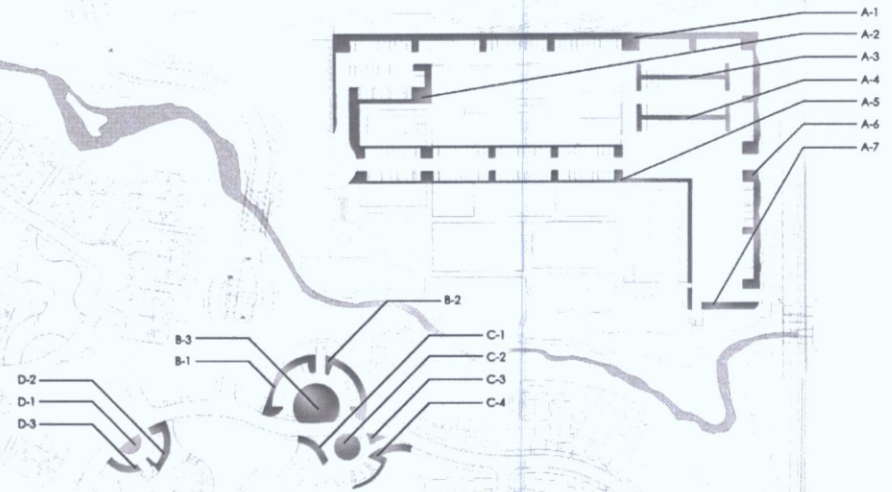
Parking Lot Area - 3,203 sq. ft.

D-1: 496 sq. ft.

D-2: 1,151 sq. ft.

D-3: 567 sq. ft.

Total Landscape Area - 2,414 sq. ft. (75.4%)

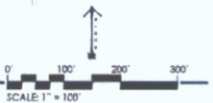


DRB Application

REATA RANCH

Parking Lot Landscape Exhibit

9-DR-2014
9/11/2014



Date: September 11, 2014
GREEY PICKETT

**The November 20,
2014 Development
Review Board Meeting
Agenda and Minutes
can be found at**

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