
**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**



Development Application

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 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 (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: Reata Ranch

Property's Address: Rio Verde Drive between 128th Street & 136th Street

Property's Current Zoning District Designation:

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: Taber Anderson	Agent/Applicant: David Gulino
Company: CA Rio Verde Investors	Company: Land Development Services, LLC
Address: 2555 E Camelback Road, Ste 770, Phx 85016	Address: 7525 E Camelback Road, Ste 104, Scottsdale 85251
Phone: (602) 818-6300 Fax:	Phone: (602) 330-5252 Fax:
E-mail:	E-mail: DGulino@LDServices.net
Designer: Wendell Pickett	Engineer: Shakir Gushgari
Company: Greey Pickett	Company: SKG
Address: 7051 E 5th Ave, Ste 200, Scottsdale 85251	Address: 9260 E Raintree, Ste 140, Scottsdale 85260
Phone: (480) 609-0009 Fax:	Phone: (480) 998-5600 Fax:
E-mail:	E-mail:

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

<input checked="" type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/> Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning, Neighborhood & Transportation

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

City of Scottsdale's Website: www.scottsdaleaz.gov



Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 620 - PA - 2012

Project Name: Reata Ranch

Project Address: So. Side Rio Verde Dr. btwn 128th St. & 136th St.


STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: Taber Anderson


Print Name
Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

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

REPORT SITE PLAN AND
DR CASE ELEVATIONS

Project Pre Application Number: 620 -PA- 2012



Development Review Board Application Checklist

At your pre-application meeting, your project coordinator will identify which items are required for submittal. Please note that **ALL** items checked will be required at the time of formal submittal.

PART I – GENERAL REQUIREMENTS

All Graphics And Plans Shall Be To Scale And Dimensioned

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. Development Review Board Application Checklist (<i>this form</i>)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee – \$ <u>\$1515</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Project Application form (<i>form provided</i>)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Request for Site Visits and/or Inspections Form (<i>form provided</i>)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Copy of Liquor License Application (for all Bars / Restaurants)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Affidavit of Authority to Act for Property Owner or letter of authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Project Narrative (<i>form provided</i>) Describe site and building design
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Current Title Report (<i>requirements form provided</i>) – Issue date shall be no older than 30 days <ul style="list-style-type: none"> 8-1/2" x 11" – 1 copy Include complete Schedule A and Schedule B.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Legal Description (if not included in Title Report) <ul style="list-style-type: none"> 8-1/2" x 11" – 1 Written Legal Description and 1 Graphic
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Provide A Combined Context Aerial And Context Site Plan: <ul style="list-style-type: none"> 24" x 36" – 1 FOLDED color copy 11" x 17" – 1 color copy <p>Aerial shall not be more than 1 year old and shall include an overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p>_____ 750 feet</p> <p>_____ other</p> <p>(continued on the next page)</p>

9-DR-2014
3/26/2014

Planning, Neighborhood & Transportation Division

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

DRB Application Checklist

Show the proposed site plan in relation to surrounding development including the following:

- Building footprints and other site improvements such as drives, parking areas, site walls (indicate height of buildings and site walls)
- Label surrounding zoning and land uses, in white letters
- Streets, including sidewalks and any surrounding driveways or intersections
- Bike paths and trails
- Development plans approved by the Development Review Board during the past year that have not been constructed. (Approved plans are available at the Scottsdale Records Division at 7447 E. Indian School Road, Suite 105).

- ☒ ☐ **11. Existing Conditions Photo Exhibit and Index for Inclusion in DRB Packets (12 sets)**
- Color copies are required (printed digital photos are OK)
 - Photos must be numbered; you may place up to four (4) photos per page
 - Page size must be 8-1/2" x 11"
 - Provide 12 sets of photos with index graphic at time of submittal
 - An index graphic showing the required photo locations and numbers must be attached as the 1st page of the photo exhibit on each of the 12 sets
 - Show all existing buildings on site
 - We will not accept photos mounted on cardboard, foamboard, particleboard, posterboard, or other materials
 - 1 or 2 photos of the existing condition of the site and representative photos of the architecture

- ☒ ☐ **12. Location Map:** Provide a map, drawn to scale, showing the location of the site in relation to arterial & intersecting streets and indicating the zoning of the site and adjacent properties.
- 8-1/2" x 11" – 1 copy

- ☒ ☐ **13. Policy on Appeals Of Dedications, Exactions, Or Zoning Regulations** (form provided): This document must be signed and dated by the property owner

- ☒ ☐ **14. Design Guidelines** (provided to applicant)

- ☒ ☐ **15. Archaeological Resources** (information sheets provided):
- ☐ Certificate of No Effect / Approval Application Form (provided)
 - ☐ Archaeology Survey and Report – 2 copies
 - ☐ Archaeology 'Records Check' Report Only – 2 copies
 - ☐ Copies of Previous Archeological Research – 1 copy
 - ☐ Map(s)/Narrative for any archaeological resources within a Master Planned Development or larger project – 1 copy

- ☒ ☐ **16. Historic Property:** (existing or potential historic property)
- Narrative describing proposal to preserve the historic character or compliance with property's existing Historic Preservation Plan

- ☒ ☐ **17. Scottsdale Airport Vicinity Development Checklist** – Your property is located within a 20,000 foot radius of the runway of the Scottsdale Municipal Airport (information packet provided)
- ☐ Airport Data Page
 - ☐ Aviation Fuel Dispensing Installation Approval form
 - ☐ Heliport (requires a Conditional Use Permit)

Planning, Neighborhood & Transportation Division

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

DRB Application Checklist
☒ ☐ **18. Neighborhood Notification Checklist** (see provided packet for requirements)

☒ ☐ **19. Purchase Agreement** "In Lieu Parking Credits" (form provided)
PART II – REQUIRED PLANS & RELATED DATA*All Graphics And Plans Shall Be To Scale And Dimensioned*
☒ ☐ **1. Site Plan:** See provided Plan and Report Requirements

- 24" x 36" – **12 FOLDED** copies
- 11" x 17" – **1** copy
- Digital – **1** copy (See Digital Submittal Plan Requirements)
- 8-1/2" x 11" – **1** copy

☒ ☐ **2. Project Data Sheet** (form provided)

or see photo

☒ ☐ **3. Site Plan Worksheet** including calculations (sample attached)

- 24" x 36" – **1 FOLDED** copy
- Digital – **1** copy (See Digital Submittal Plan Requirements)

☒ ☐ **4. Site Cross Sections:** Show existing and proposal grade lines, and all finished floor elevation of adjacent sites (at locations specified by the Project Coordinator):

- 24" x 36" – **1 FOLDED** copy
- 11" x 17" – **1** copy
- 8-1/2" x 11" – **1** copy

☐ ☐ **5. Phasing Plans** showing the proposed infrastructures and access to each phase of the development.

- 24" x 36" – **1 FOLDED** copy
- 11" x 17" – **1** copy
- 8-1/2" x 11" – **1** copy

☐ ☐ **6. Typical Lot Layout** for all lot types - i.e. corner, interior, flag, pie, etc.:

- 8 1/2" x 11" – **1** copy (quality suitable for reproduction)

☒ ☐ **7. Preliminary Art Plan & Schematic Design** showing location, type and scale of artwork (Required of Downtown Planned Block Developments)
PART III – ARCHITECTURAL PLANS & RELATED REQUIREMENTS*All Graphics And Plans Shall Be To Scale And Dimensioned*
☒ ☐ **1. Elevations:** Show all sides of all building(s) and indicate building heights & label all materials and colors on plans.

- 24" x 36" – **2 FOLDED** color copies (photo quality paper is not allowed)
- 11" x 17" – **1** color copy
- Digital – **1** copy (See Digital Submittal Plan Requirements)
- 8-1/2" x 11" – **1** color copy

☒ ☐ **2. Streetscape Elevation(s):** Include landscaping and site walls

- 24" x 36" – **1 FOLDED** copy
- 11" x 17" – **1** copy
- 8-1/2" x 11" – **1** copy

ON ELEVATION
8/10/12**Planning, Neighborhood & Transportation Division**

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

DRB Application Checklist

- ☒ ☐ **3. Perspective Drawing:** *-HEARING*
- 24" x 36" – 1 **FOLDED** color copy
 - 11" x 17" – 1 color copy
 - 8-1/2" x 11" – 1 color copy
- NOTE:** Applicants may bring additional mounted copies to presentations if desired.

- ☒ ☐ **4. Floor Plans:**
- 24" x 36" – 1 **FOLDED** copy
 - 11" x 17" – 1 copy
 - Digital – 1 copy (See Digital Submittal Plan Requirements)
 - 8-1/2" x 11" – 1 copy

- ☒ ☐ **5. Floor Plan Worksheet:** (including calculations) *Floor Plan Worksheet*
- 24" x 36" – 1 **FOLDED** copy
 - Digital – 1 copy (See Digital Submittal Plan Requirements)

- ☒ ☐ **6. Wall Details & Entry Feature:**
- 24" x 36" – 1 **FOLDED** copy
 - 11" x 17" – 1 copy
 - 8-1/2" x 11" – 1 copy

- ☒ ☐ **7. Corporate Image Features**

- ☒ ☐ **8. Sign Details:**
- 24" x 36" – 1 **FOLDED** copy
 - 11" x 17" – 1 copy
 - 8-1/2" x 11" – 1 copy

PART IV – SITE & BUILDING-MOUNTED LIGHTING REQUIREMENTS

- ☒ ☐ **1. Photometric Analysis** with horizontal foot candle diagram *N/A OK*
- 24" x 36" – 1 **FOLDED** copy
- ☒ ☐ **2. Lighting Site Plan**, include landscape lighting, exterior building lighting and all other exterior lighting
- 24" x 36" – 1 **FOLDED** copy
- ☒ ☐ **3. Manufacturer Cut Sheets of All Proposed Lighting Submitted on Full Size 24" x 36" Sheets**
- ☐ ☐ **4. Other:** _____

PART V – ENGINEERING REPORTS & RELATED REQUIREMENTS

- ☒ ☐ **1. Results of Alta Survey:**
- 24" x 36" – 1 **FOLDED** copy no older than 30 days, may submit with boundary survey
- ☒ ☐ **2. Topography Map:** (include 2'-0" minimum contours except where slopes exceed 15%)
- 24" x 36" – 1 **FOLDED** copy
 - 11" x 17" – 1 copy
 - 8-1/2" x 11" – 1 Copy

Planning, Neighborhood & Transportation Division

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

DRB Application Checklist

- ☒ ☐ 3. **Drainage Report:** See Sec. 4.700 of the City's Design Standards & Policies Manual for specific submittal and content 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, full color aerial/topo maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.

- Demonstrate compliance with Army Corp. of Engineers 404 requirements
- Demonstrate compliance with National Pollutant Discharge Elimination Systems (NPES)
- 8-1/2" x 11" – 2 copies of the Drainage Report including full size plans/maps in pockets
- Digital – 1 copy (See Digital Submittal Plan Requirements)

Current Planning will not process project applications until the Drainage Report contains sufficient information in detail, scale and clarity for review.

- ☒ ☐ 4. **Traffic Impact Mitigation Analysis (TIMA):**

- 3 copies

- ☒ ☐ 5. **Trip Generation Comparison:**

- 2 copies

- ☒ ☐ 6. **Parking Study / Analysis:** (required for reduction of ordinance requirements)

- 2 copies

- ☒ ☐ 7. **Cross Section Detail:** (no vertical exaggeration)

- 24" x 36" – 1 **FOLDED** copy
- 11" x 17" – 1 copy
- 8-1/2" x 11" – 2 copies (quality suitable for reproduction)

- ☒ ☐ 8. **Water Study** (basis of design report) – 3 copies

- To be submitted for distribution to Water Resources

- ☒ ☐ 9. **Waste Water Study** (basis of design report) – 3 copies

- To be submitted for distribution to Water Resources

- ☒ ☐ 10. **Letter Of Approval For Fountains Or Water Features** from the Water Conservation Office – Contact Elisa Klien at 480-312-5670

PART VI – ENVIRONMENTAL & LANDSCAPING DATA REQUIREMENTS

*** Note: Each Item Indicated Below Requires The Following Number Of Copies:

- 24" x 36" – 2 **FOLDED** copies: 1 color and 1 black & white
- 11" x 17" – 1 color copy
- 8-1/2" x 11" – 1 color copy

- ☒ ☐ 1. **Conceptual Landscape Plan & Materials List** (See Section 10.200.A of the Zoning Ordinance)

- Landscape plans must include a calculations of the area of landscaping not on the approved ADWR list of low water plants as well as the amount of turf provided.
- Show any water features per City Code requirements Section 49-241 through section 49-247.

- ☒ ☐ 2. **Native Plant Submittal:** Aerial with site plan overlay to show spatial relationships of all protected native plants to the proposed development. Coordinator may request a full or partial Native Plant submittal as specified in See Sec. 7.504 of the Zoning Ordinance.

Planning, Neighborhood & Transportation Division

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

DRB Application Checklist

- ☒ ☐ ☒ 3. **Revegetation Site Plan & Techniques**
- ☒ ☐ ☒ 4. **Topography with Site Plan Superimposed**
- ☒ ☐ ☒ 5. **Slope Analysis** (superimposed on a topography map)
- ☒ ☐ ☒ 6. **Cuts & Fills Site Plan**
- ☒ ☐ ☒ 7. **Composite Factors Map**
- ☒ ☐ ☒ 8. **Unstable Slopes / Boulders Rolling Map**
- ☒ ☐ ☒ 9. **Bedrock & Soils Map** *ON Composite*
- ☒ ☐ ☒ 10. **Natural Area Open Space (NAOS) Analysis Plan**
- ☒ ☐ ☒ 11. **Scenic or Vista Corridor Plan** (include typical cross section details & concept narrative)

PART VII – SAMPLES & MODELS

- ☒ ☐ 1. **Exterior Building Color & Material Samples:**
- 1 sample of each material used, 2" x 2" maximum size, mounted on 8-1/2" x 11" or 11" x 17" board. Clearly label each sample for: Color (i.e. Frazee #5555 Bright Blue) Finish (i.e. Bronze Anodized Aluminum for windows and doors)
 - Glass sample 3" x 3" and identify reflectivity
 - Material (i.e. split face CMU, Stucco 3" x 3")
 - Layout colors in the proportions to be used on the building/structure
 - Include an elevation of one side of the building
 - Photo of the material board
- ☒ ☐ 2. **Color Drawdowns:**
- Provide 1 5" x 7" minimum color sheet for **each** color and label with material type and colors (manufacturer, color name & number)
- ☐ ☐ 3. **Massing Model:** Scaled model indicating building masses on the site plan and the mass of any building within 500 feet (or other distance as required by the Project Coordinator).
- ☒ ☐ 4. **Detailed Model:** Scale to be specified by the Project Coordinator
- ☐ ☐ 5. **OTHER:** _____

PART VIII – APPLICATION SUBMITTAL

- ☒ ☐ 1. **Compile and group all items pursuant to the DRB Submittal Instructions.** (provided)
- ☒ ☐ 2. **Schedule an appointment to submit your application. Please call 480-312-7000 to request your submittal meeting with a Planning Specialist using the pre-app number listed above.**

Coordinator Signature

Date

This application needs a: ☒ New Project Number or ☐ Old Project Number: _____**Planning, Neighborhood & Transportation Division**

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

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

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.



City of Scottsdale Cash Transmittal

96519

96519
00651286
03/26/14 PLN-1STOP
JOGAZ HPDC600524
3/26/2014 2:06 PM
\$1,515.00

Received From :

LAND DEVELOPMENT SERVICES LLC
7525 E CAMELBACK RD STE 104
SCOTTSDALE, AZ 85251
480-946-5020

Bill To :

LAND DEVELOPMENT SERVICES LLC
7525 E CAMELBACK RD STE 104
SCOTTSDALE, AZ 85251
480-946-5020

Reference # 620-PA-2012

Issued Date 3/26/2014

Address E RIO VERDE DR/N 128TH ST ()

Paid Date

Subdivision

Payment Type CHECK

Marketing Name

Lot Number

Cost Center

MCR

County No

Metes/Bounds No

APN

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

CA Rio Verde Investors, LLC

Net Lot Area

Sewer Type

SCOTTSDALE, AZ

Number of Units 1

Meter Size

602-818-6300

Density

QS

9 APR 2014

Code	Description	Additional	Qty	Amount	Account Number
3165	DEVELOP REVIEW APPLICATION		1	\$1,515.00	100-21300-44221

City of Scottsdale

7447 E. Indian School Rd.
Scottsdale, AZ 85251
(480) 312-2500
One Stop Shop

Date: 03/26/14 Cashier: JOGAZ
Office: PLN-1STOP Mach ID: HPDC6005243
Tran #: 1 Batch #: 38845

Receipt: 00651286 Date: 3/26/2014 2:06 PM
96519
3165 DEVELOP REVIEW APP \$1,515.00

TENDERED AMOUNTS:

Check Tendered: \$1,515.00
C A RIO VERDE INVESTOR
Chk #: 1074

Transaction Total: \$1,515.00

Thank you for your payment.
Have a nice day!

N: SFD
SIGNED BY DAVE CULINO ON 3/26/2014

Total Amount

\$1,515.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 96519