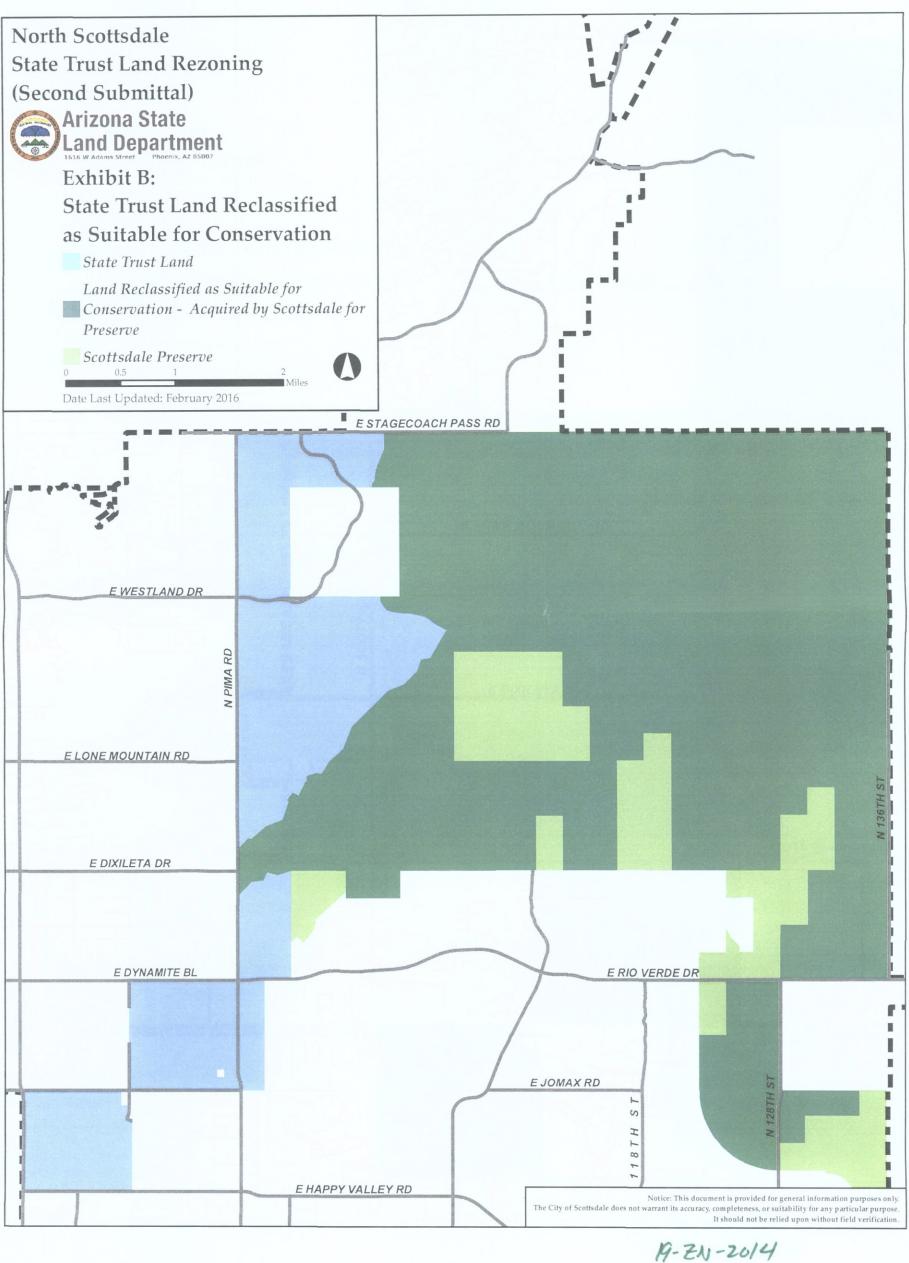
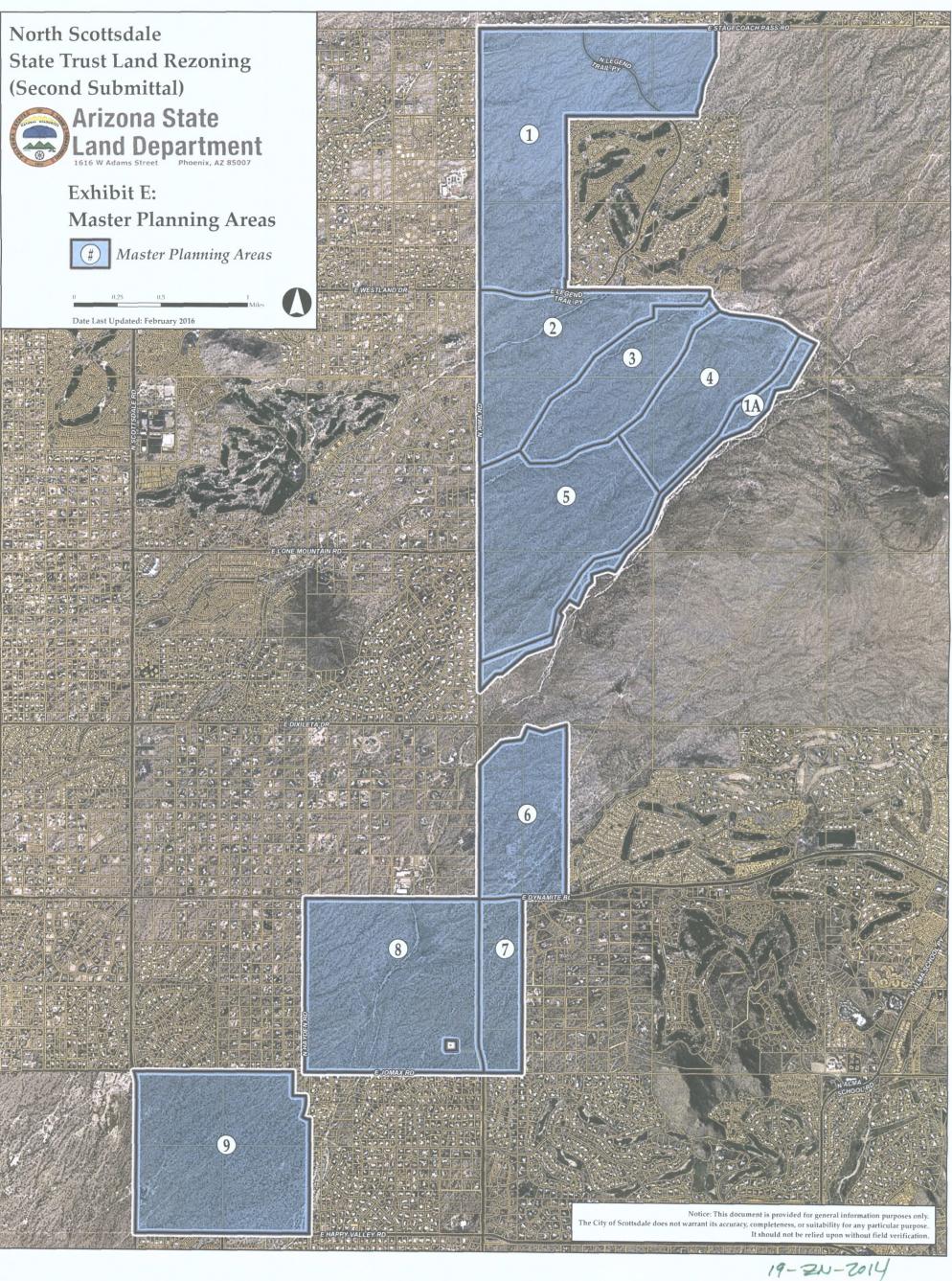
Simulations
Records Packet
Photos
All Graphics (no plans)



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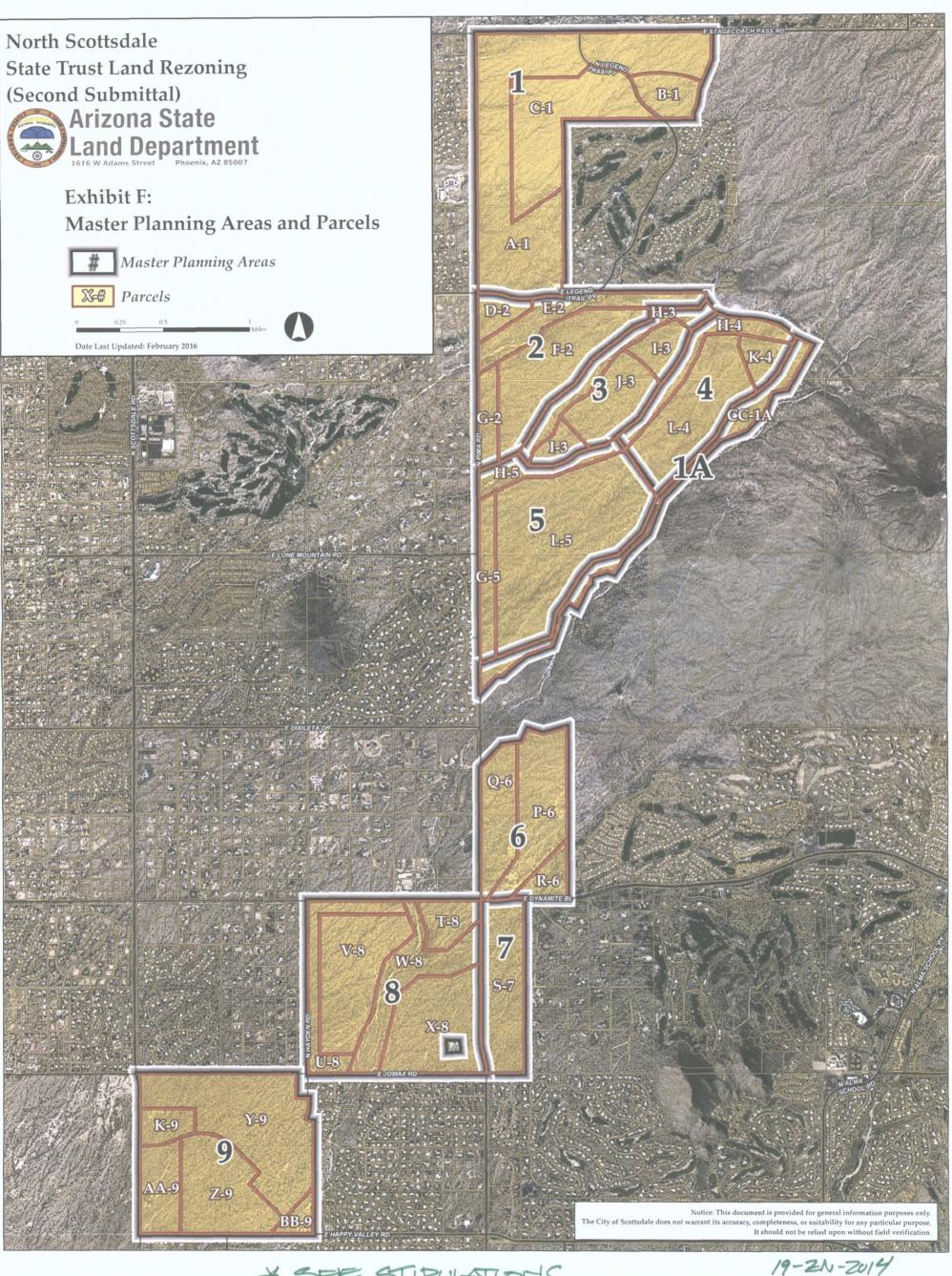
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7-5-2016



STIPULATION SET RETAIN FOR RECORDS

7-5-2016

APPROVED

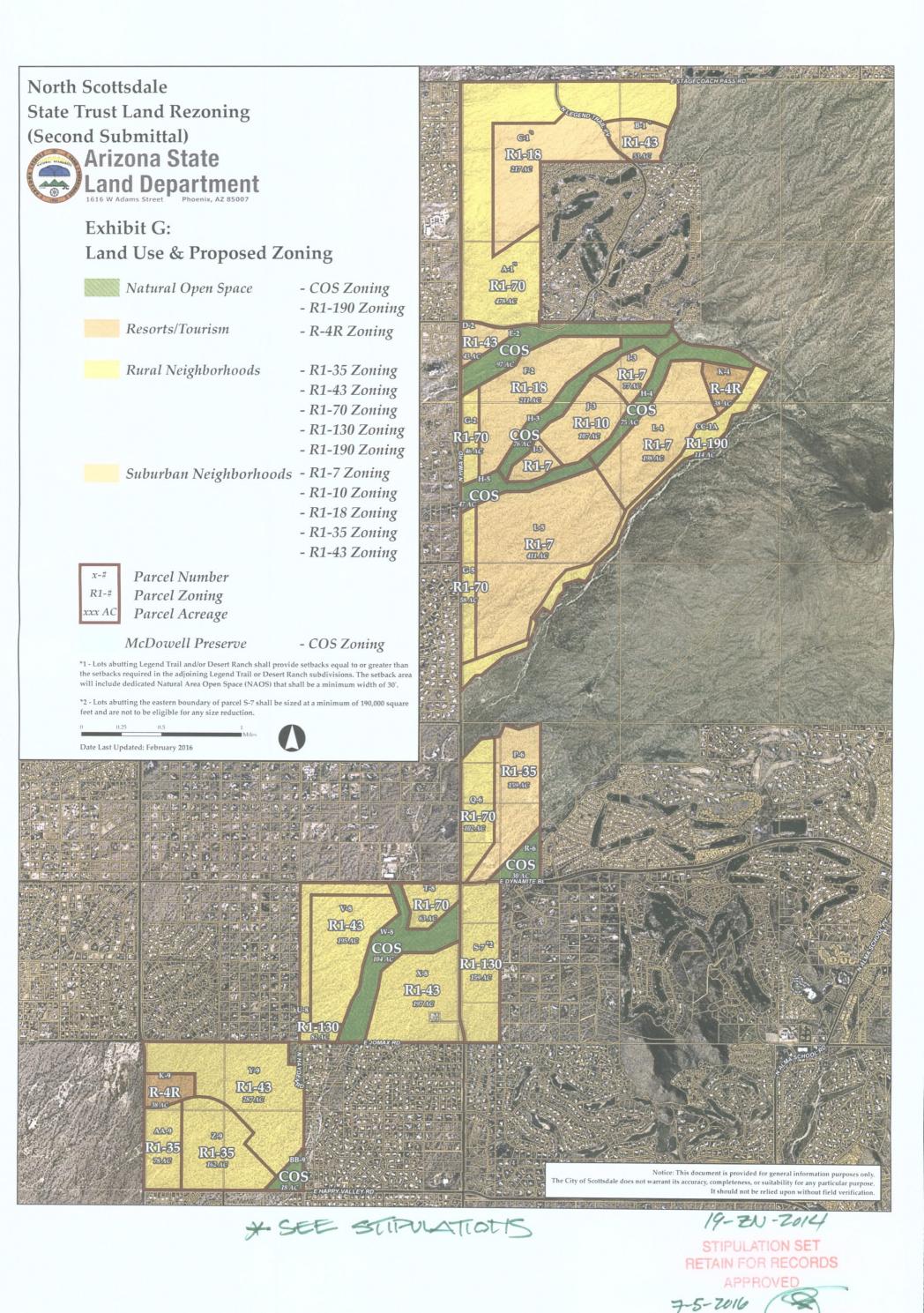


* SEE STIPULATIONS

STIPULATION SET **RETAIN FOR RECORDS** APPROVED

7-5-2016 DATE





DRAFT EXHIBIT H: Parcel Sizes and Maximum Densities

19-ZN-2014 - ReSubmittal Document - Parcel Sizes and Maximum Densities for ASLD State Trust Land North Scottsdale Rezoning - February 2016

HISTORICAL - Approved 10/29/2002

Revised 2/2016 - PROPOSAL 19-ZN-2014

Baseline Data established in case 4-GP-2002 - Council
Approved Oct. 29, 2002

<u>Proposed Parcel Sizes and Maximum Densities for</u>
ASLD North State Trust Lands Rezoning Case

<u>Approved Oct. 29, 2002</u>					ASLD North State Trust Lands Rezoning Case			
Parcel designations from 4-GP- 2002	GP Category approved in 4-GP- 2002 case	Estimated Dwelling Units from 4-GP-2002 case	Acres from 4- GP-2002 case	Updated - Acres	Zoning Case Parcel designation	Zoning Case Acres	Proposed Parcel Zoning district	Proposed Maximum Allocation of Unit Cour for each parcel in the Zoning Case
А	Rural (1/2-1 du/ac.)	390	470	478	A - 1	478	R1-70 (*1)	
В	Suburban (1-2 du/ac.)	65	35	53	B - 1	53	R1-43(*1)	
С	Suburban (2-4 du/ac.)	608	195	217	C - 1	217		
D	Suburban (1-2 du/ac.)	52	28	43	D -2	43	R1-18 (*1)	
E	Rural and Open Space (1/5	25	118	97	E - 2	97	R1-43	
	du/ac.)	200	200	244			cos	
F	Suburban (1-2 du/ac.)	389	208	211	F -2	211	R1-18	
G	Rural (1/2-1 du/ac.)	70	84	46	G - 2	46	R1-70	
Н	Rural and Open Space (1/5 du/ac.)	53	251	76	H - 3	76		
I	Suburban (2-4 du/ac.)	206	66	77	I - 3	77	COS	
j	Suburban (1-2 du/ac.)	318	170	107	J - 3	107	R1-7	
		0	0	75	H - 4	75	R1-10	
	Rural and Open Space (1/5 du/ac.)		76	20		38	cos	
K	(LOCATION TBD)	573	76	38	K - 4		R-4R	
L	Suburban (2-4 du/ac.)	1716	550	198	L - 4	198	R1-7	
	D = 1 (4 (2 4 4 (-)	0	0	58	G - 5	58		
	Rural (1/2-1 du/ac.) Rural and Open Space (1/5	0	0	47	H - 5	47	R1-70	
	du/ac.)	0	0	411	L - 5	411	COS	
N	Suburban (2-4 du/ac.)		600	0		0	R1-7	
N	Rural and Open Space (1/5 du/ac.) Parcel acquired by COS 10/15/10	126	600	0	N/A	0	N/A	
0	Rural and Open Space (1/5 du/ac.) Parcel acquired by	118	560	0		0		
Р	COS 10/15/10 Suburban (1-2 du/ac.)	398	201	159	N/A P - 6	159	N/A	
Q	Rural (1/2-1 du/ac.)	98	100	102	Q - 6	102	R1-35	
R	Rural (1/5 du/ac.)	4	20	30	R -6	30	R1-70	
S	Rural (1/3 du/ac.)	53	160	159	S - 7	159	COS	
T	Rural (1/3-1 du/ac.)	20	20	163	T - 8	63	R1-130 (*2)	
U	Rural (1/3-1/2 du/ac.)	37	74	82	U - 8	82	R1-70	
V	Rural (1/2-1 du/ac.)	190	190	195	V - 8	195	R1-130	
							R1-43	
W	Rural (1/5 du/ac.)	27	126	104	W - 8	104	COS	
X	Rural (1/2-1 du/ac.)	154	154	197	X - 8	197	R1-43	
	Resort/Tourism (LOCATION TBD)	0	0	38	K -9	38	R-4R	
М	Neighborhood Center (Retail Use has been removed from zoning request)	na	40	0	N/A	0	n/a	
Υ	Rural (1/2-1 du/ac.) Parcel size reduced by introduction of resort and COS Fire site acquisition	370	370	287	Y - 9	287		-
Z	Rural (1/2-1 du/ac.)	146	146	162	Z - 9	162	R1-43	
AA	Rural (1/2-1 du/ac.)	50	50	78	AA - 9	78	R1-35 R1-35	
BB CC		17 0	20 11,391	18 114	BB - 9 CC -1A	18 114	COS	
	acquired by COS 2010, 2011 and 2012		11,331	117	CC -IA	114	R1-190	
Totals		6273	16473	4020	Totals	4020	K1-190	5

^{*1 -} Lots abutting Legend Trails and/or Desert Ranch shall provide setbacks equal to or greater than the setbacks required in the adjoining subdivision(s).

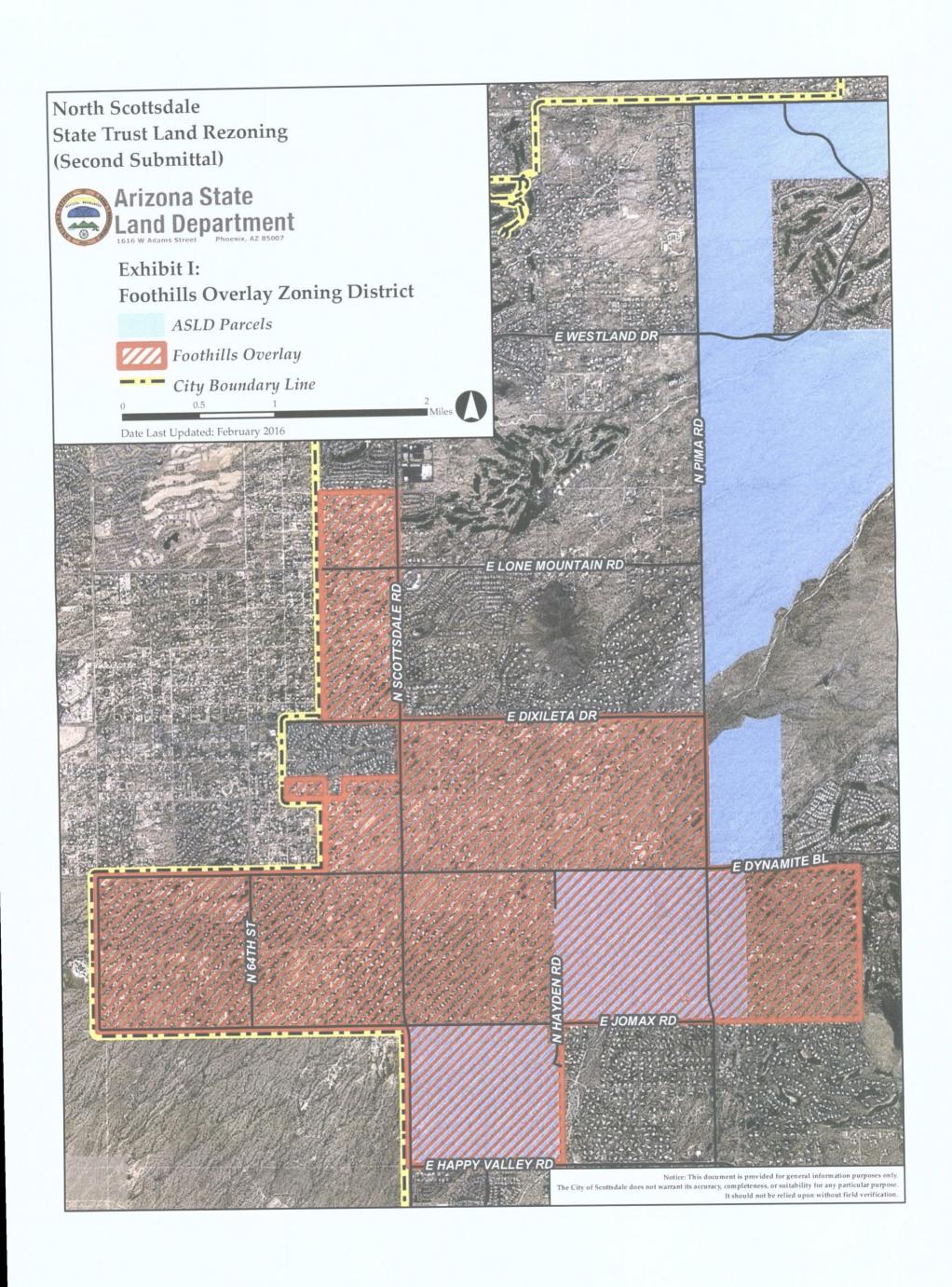
The setback area will include dedicated Natural Area Open Space (NAOS) that shall be a minimum width of 30'.

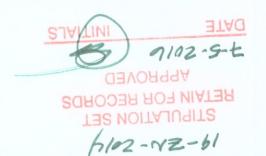
* SEE STIPULATIONS

9-2N-2014 STIPULATION SET RETAIN FOR RECORDS APPROVED



^{*2 -} Lots abutting the eastern boundary of this parcel, shall be sized at a minimum of 190,000 square feet and are not eligible for any size reduction.





North Scottsdale
State Trust Land Rezoning
(Second Submittal)
Arizona State
Land Department

Exhibit J:

Master Planning Areas 1 & 2 Refinements

ASLD Parcels Conservation Open Space

Assessor Parcels Resorts/Tourism

Rural Neighborhoods
Suburban Neighborhoods

Scenic Corridor

McDowell Sonoran Preserve

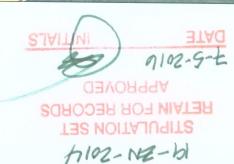
▶ Proposed Trail Location

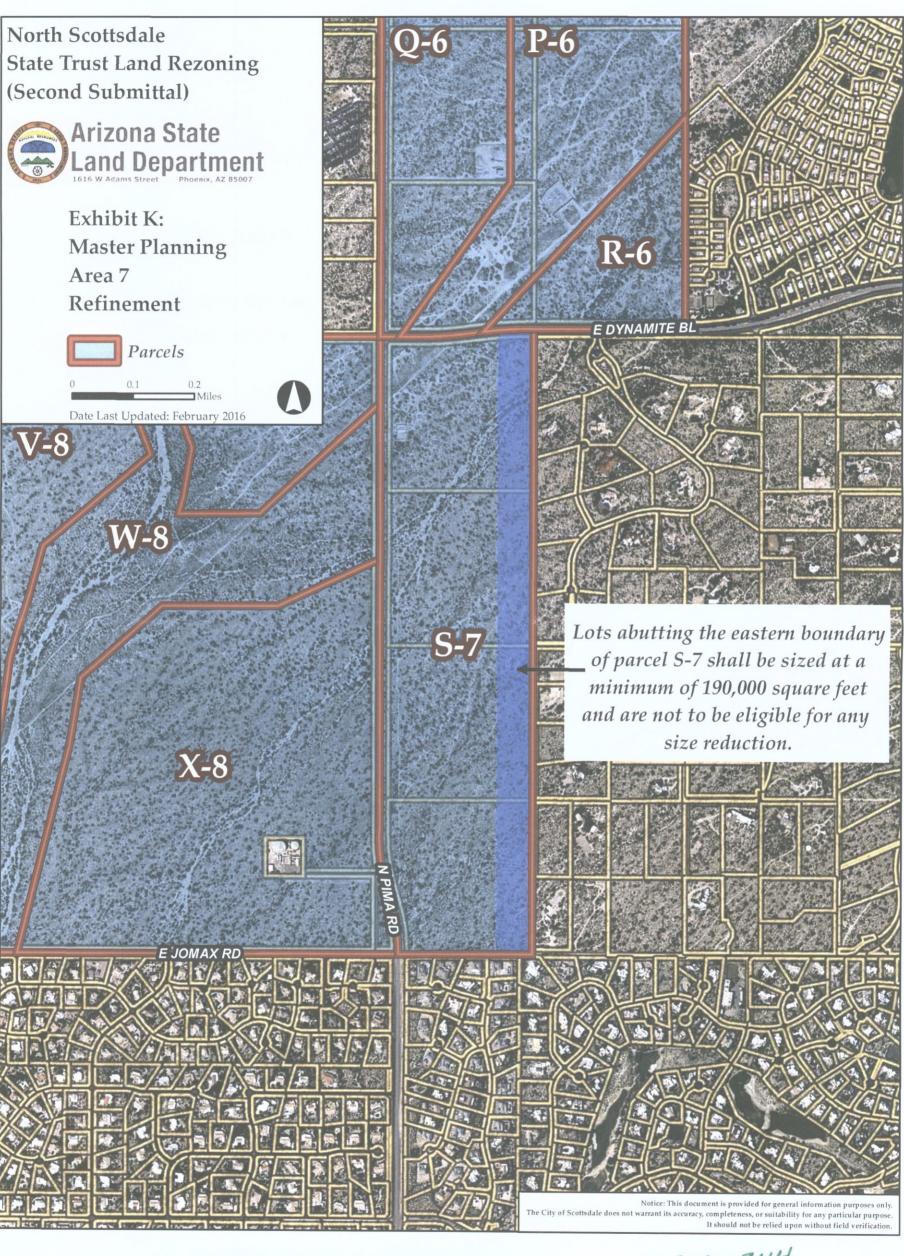
···· Optional Trail Location

* Lots abutting Legend Trail and/or Desert Ranch shall provide setbacks equal to or greater than the setbacks required in the adjoining Legend Trail Date Last Updated: February 2016 or Desert Ranch subdivisions. The setback area will include dedicated Natural Area Open Space (NAOS) that shall be a minimum width of 30'. Proposed Legend Trail Parkway Scenic Corridor 100' N LEGEND TRAIL PY BI **Trail Connection** R1-43 to McDowell **61** R1-18 3.0 du/ac McDowell Sonoran Preserve R1-70 0.50 du/ac Proposed Legend Trail Parkway Scenic Corridor 100' Trail Connection ±477 feet Conservation Open Space to McDowell ±645 feet ±797 feet R1-7 Conservation Open Space K-9 R-4R R1-7 H @2 R1-10 R1-70 CCIA R1-190 Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose.

It should not be relied upon without field verification. R1-7

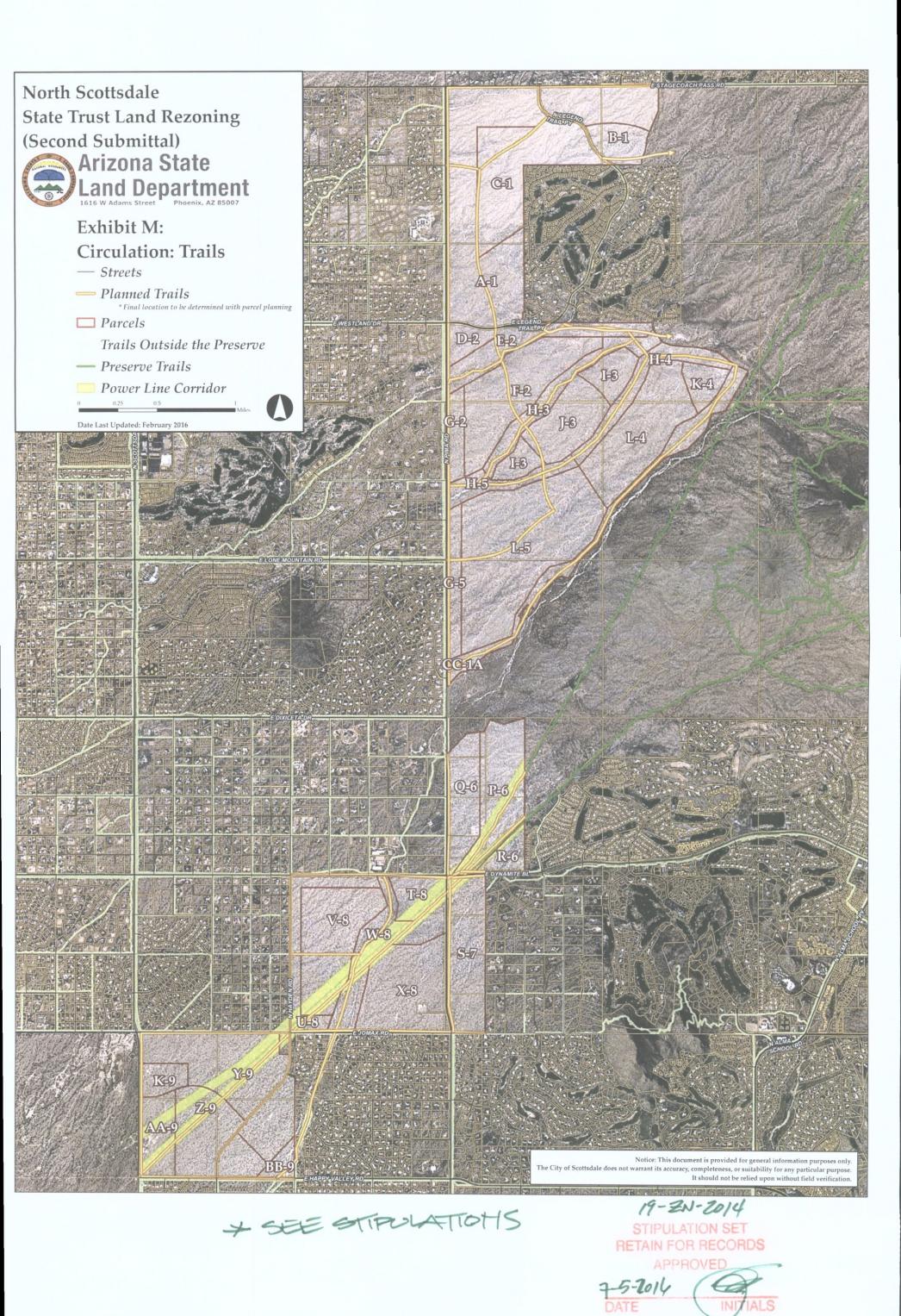


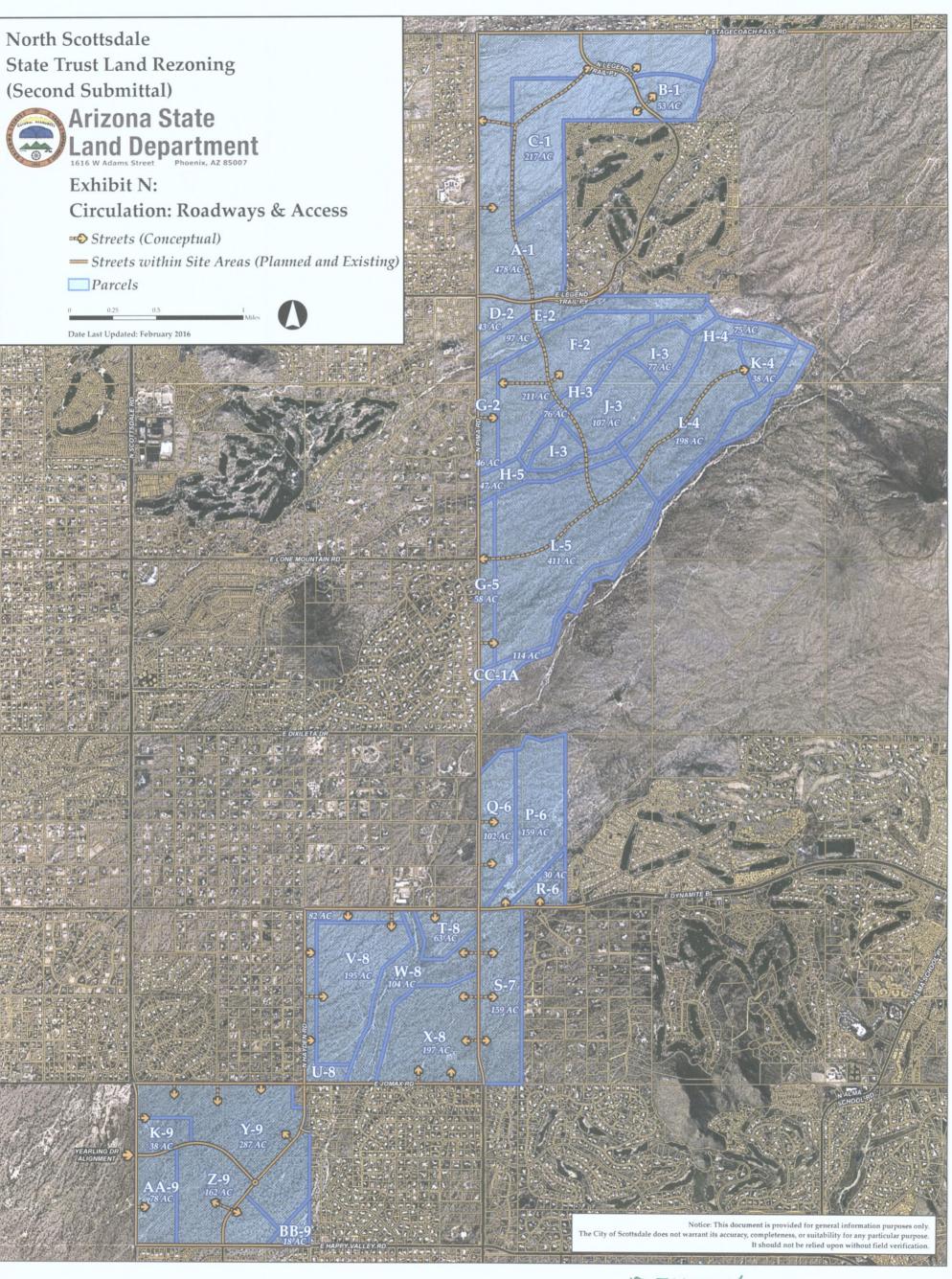




* SEE STIPULATIONS

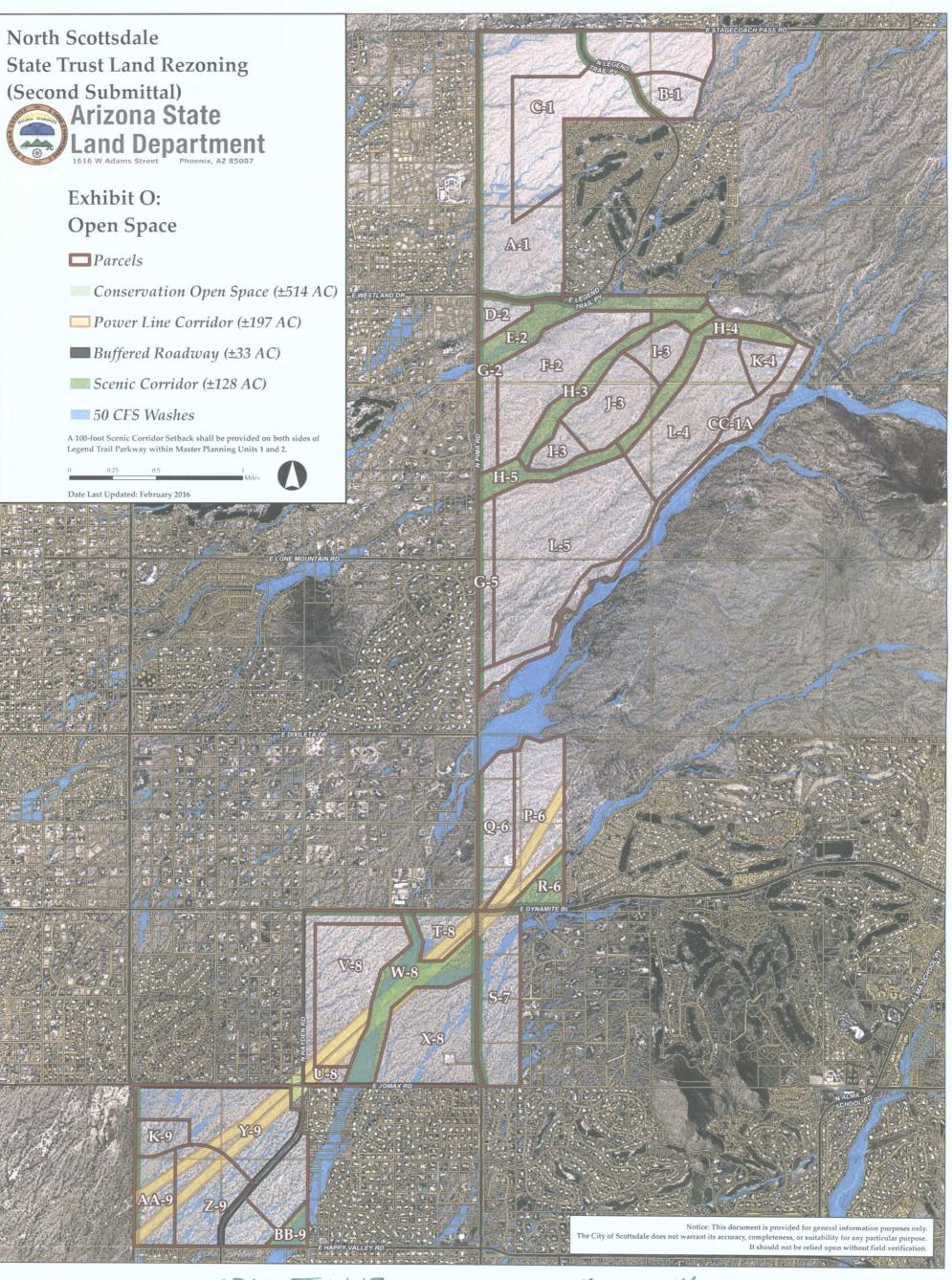
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* SEE STIPULATIONS

19-ZN-2014

STIPULATION SET RETAIN FOR RECORDS APPROVED



