

Case Research

M3 Companies

Desert Mountain Parcel 19

Pre-Application Narrative

Purpose of Request

This request is for a major General Plan Amendment ("GPA") from the Employment, Commercial, Office, Development Open Space and Rural Neighborhoods land use categories to the Suburban Neighborhoods and Developed Open Space ("G") land use categories on a property located north of the northeast corner of Pima Road and Caye Creek Road known as Desert Mountain Parcel 19 (the "Property") on approximately 89+/- acres.

A companion rezoning will be submitted under separate application. The proposed rezoning request is from I-1 ESL (HD) / Industrial Park – Environmentally Sensitive Lands (Hillside District), C-2 ESL (HD) / Central Business – Environmentally Sensitive Lands (Hillside District), C-0 ESL (HD) / Commercial Office – Environmentally Sensitive Lands (Hillside District), R1-7 ESL (HD) / Single Family Residential, 7,000 s.f. per lot – Environmentally Sensitive Lands (Hillside District), R1-35 ESL (HD) / Single Family Residential 35,000 s.f. per lot – Environmentally Sensitive Lands (HD) to O-S ESL / Open Space - Environmentally Sensitive Lands and R-4 ESL / Townhouse Residential – Environmentally Sensitive Lands.

M3 is proposing to create an exclusive single family residential community consisting of 190 dwelling units with amended development standards compatible with to the established character and context of the Desert Mountain master plan community as well as the surrounding mix of residential densities and uses in the surrounding area (overall density of 2 du/ac). Additionally they plan to construct an 18-hole short game golf course (par-3) with clubhouse on 39+/- of the 89+/- acres.

Benefits of proposed development:

- The proposal will be a downzoning from industrial, commercial and office zoning to residential and golf
- Development will uphold the Desert Mountain quality standard and complement the existing product/homes with a maintenance-free lifestyle product
- Project will result in a 70% (+/-) reduction in potable water consumption compared to currently approved zoning
- Opportunity to create additional flood control infrastructure
- Project will result in a 93.4% reduction of traffic compared to currently approved zoning uses (9,371 total trips compared to 620 total trips)
- Meaningful NAOS will be preserved and integrated throughout the site in keeping with the City of Scottsdale and Desert Mountain quality standards