

**Marked Agendas
Approved Minutes
Approved Reports**

Official signed Ordinances/Resolutions and
approved Minutes can be found at:
<https://eservices.scottsdaleaz.gov/cityclerk/DocumentSearch>

Resolution No. (Dev Plan) 10651

Ordinance No. 4291

Planning Commission Hearing 11/09/2016

City Council Hearing 12/02/2016

Case History

55-PA-2016

19-ZN-2016

Cattletrack Village



December 5, 2016

Alex Stedman
Lva Urban Design Studio LLC
120 S Ash Ave
Tempe, AZ 85281

Re: 55-PA-2016
19-ZN-2016
Cattletrack Village

Dear Alex Stedman,

This is to advise you that the case referenced above was approved at the December 2, 2016 City Council meeting. The Ordinance No. 4291 and Resolution No. 10651 may be obtained from the City Clerk's office or city website @ <https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>.

Please remove the red hearing sign as soon as possible. If you have any questions, please contact me at 480-312-7849.

Sincerely,

Jesus Murillo
Senior Planner

CITY COUNCIL REPORT



Meeting Date: December 2, 2016
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Cattletrack Village 19-ZN-2016

Request to consider the following:

1. Approve Ordinance No. 4291 for a zoning map amendment on a +/- 2.1-acre site from the Single-family Residential District (R1-43), to the Single-family Residential District, Planned Residential District (R1-18/PRD), with a Development Plan and amended development standards, to allow a for a 4-lot subdivision, on a site located at 5713 N. Cattletrack Road.
2. Approve Resolution No. 10651 declaring "Cattletrack Village Development Plan" as a public record.

Goal/Purpose of Request

The request will allow the owner to create a 4-lot subdivision community, with amended development standards to reduce the net lot area and required setbacks.

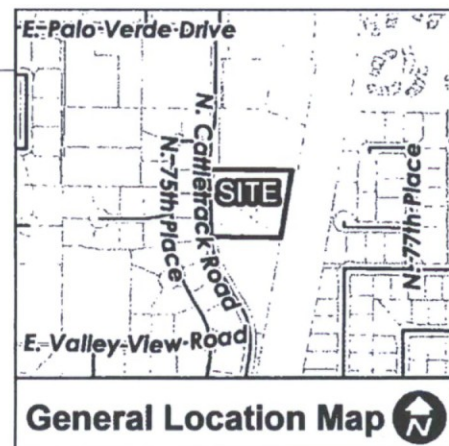
Key Items for Consideration

- PRD Findings
- Two existing single-family structures located on subject property to be removed and replaced with a 4-lot gated subdivision
- Central Arizona Project (CAP) canal located along eastern boundary
- Public comment concerns with landscaping and two-story structures
- Planning Commission heard this case on November 9, 2016 and recommended approval with a 4-0 vote

OWNER

True Homes, LLC.
602-751-6733

Action Taken _____



APPLICANT CONTACT

Alex Stedman
LVA Urban Design Studio, LLC.
480-994-0994

LOCATION

5713 N Cattletrack Road

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as suburban neighborhoods. This category includes medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes such as patio homes.

Character Area Plan

The property is generally located in the, un-adopted, Monterey/Arcadia Character Area. This category includes some of the oldest residential areas in the City, yet significant infill development is commonly occurring. The area has a dense pattern of major streets and a complex mix of land uses.

Zoning

The subject site was annexed into the City in June of 1961, through Ordinance Number 121. Case history suggests that the site, and the associated annexed areas, were assigned the City's R1-43, acre-lot, zoning designation, which was the equivalent to the, then existing, County assigned zoning. The site is zoned Single-family Residential District (R1-43). The R1-43 zoning districts allows for single-family residential uses.

Context

The subject property is generally located at the southeast corner of E. McDonald Drive and N. Miller Road (N. Cattletrack Road). Please refer to context graphics attached. The Central Arizona Project (CAP) canal borders the property on along the eastern boundary.

Adjacent Uses and Zoning

- North: Single-family Residential District, zoned R1-43; single-family home.
- South: Single-family Residential District, Planned Residential Development, zoned R1-18/PRD; Privado Village subdivision amenities (tennis courts, parking areas, and open space).
- East: Single-family Residential District, zoned R1-43, and various zoning categories; Park

Lane IV subdivision and the CAP Canal.

- West: Single-family Residential District, Planned Residential Development, zoned R1-18/PRD; Privado Village subdivision.

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Zoning Ordinance

APPLICANTS PROPOSAL

Development Information

The development proposal includes the zoning map amendment, from R1-43 to R1-18/PRD, to allow for a 4-lot, gated, subdivision. The proposal will provide landscape track along the N. Cattletrack frontage, and a private, gated, entrance into the community. The site plan will provide a pedestrian connection to the path located along the canal bank, for internal residents.

- Existing Use: Single-family Residential
- Proposed Use: 4-lot Subdivision
- Parcel Size: 2.09+/- acres (Gross)
- Building Height Allowed: 30 feet
- Building Height Proposed: 30 feet
- Density Allowed: 1.90 du/ac (1.900 to 2.000 with 1 criteria factor for base density increase)
- Density Proposed: 1.91 du/ac

IMPACT ANALYSIS

Land Use

The subject site currently contains a single-family residence, a swimming pool, and associated accessory structures. Currently, the 2+/-acre property has been developed in a similar character to the five parcels located to the north/northwest, and the two parcels located further to the southwest. These seven parcels are surrounded by half-acre and three-quarter-acre parcels. The applicant's request is to amend the zoning map to allow for a density similar to the majority of the surrounding properties.

PRD Findings

Before approval or modified approval of an application for a proposed PRD, the Planning Commission and City Council must find:

- A. That the development proposed is in substantial harmony with the General Plan of the City of Scottsdale, and can be coordinated with the existing planned development of the surrounding areas.**
 - The proposed density of 1.91 dwelling units per acre is consistent with the intent of the Suburban Neighborhoods designation, and with the density of the surrounding area. This is an infill subdivision that is surrounded by existing single-family neighborhoods; and is able to

utilize existing infrastructure and streets without relying on surrounding neighborhoods for utilities or access.

B. That streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated hereby.

- One street ending in a cul-de-sac is proposed for this subdivision. The street and cul-de-sac are designed to meet the City's standards for Local Residential streets. Transportation staff has reviewed the design and deemed it suitable and adequate to handle anticipated traffic generated by this development.

C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing will establish beyond a reasonable doubt that the Planned Residential Development will constitute a residential environment of sustained desirability and stability that will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks are adequate to serve the anticipated population.

- The proposed density and lot design are consistent with the majority of the surrounding neighborhood, promoting a residential environment that is sustainable and desirable. As this is a relatively small infill subdivision, no public facilities are needed or proposed. The existing Privado Village subdivision amenities (tennis courts, parking areas, and open space) are located to the immediate south of the subject property.

PRD Design Criteria

The planned residential development shall observe the following design criteria:

1. The overall plan shall be comprehensive, embracing the land, buildings, landscape and their interrelationships and shall conform in all respects to all adopted plans of all governmental agencies for the area in which the proposed development is located.
 - **The Cattletrack Village project, as requested, complies with the existing General Plan land use of Suburban Neighborhoods.**
2. The plan shall provide open space, circulation, off-street parking, and pertinent amenities. Buildings, structures and facilities in the parcel shall be well integrated, oriented and related to the topographic and natural landscape features of the site.
 - **The proposed open space, Tract "D," is located in a manner that is accessible to all the proposed lots, and not be impeded by the residential parking, which will occur on each individual lot. The future final plat will be stipulated to not allow for "on-street" parking (See Exhibit A).**
3. The proposed development shall be compatible with existing and planned land use, and with circulation patterns on adjoining properties. It shall not constitute a disruptive element to the neighborhood and community.
 - **The request is to amend the zoning map to allow for a density similar to the majority of the surrounding developments. The subject site is predominantly surrounded by half-acre and three-quarter-acre parcels.**
4. The internal street system shall not be a dominant feature in the overall design, rather it

should be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities.

- **The proposed street system provides access to the common open space via internal sidewalks. The common open space area, Tract "D," is not disrupted by the proposed street system, and has direct access from all proposed lots. The proposal will also provide a 6-foot wide path, leading to the canal path and N. Cattletrack Road, which is easily accessible to the residents of the development.**
5. Common areas and recreation areas shall be so located so as to be readily accessible to the occupants of the dwelling units and shall be well related to any common open spaces provided.
- **The "factor" that the project will be providing to justify the density over 1.900 is in line with the provision of "common open space." The ordinance states that common open space shall be distinguishable by its quantity or quality and accessibility to the residents. The proposed site plan identifies a common open area, and a connection to the existing trail path located along the CAP canal.**
6. Architectural harmony within the development and within the neighborhood and community shall be obtained so far as practicable.
- **The proposed zoning map amendment will require the architectural theme for the proposed project application to be reviewed by the Development Review Board at the time of the preliminary plat application. The applicant will provide architectural wall elevations and landscape plans at the time of the preliminary plat submittal.**

Amended Property Development Standards

The application shall be accompanied by written terminology and graphic material, and will illustrate the conditions that the modified standards will produce, so as to enable the Planning Commission and City Council to make a determination that the modification will produce a living environment, landscape quality and lifestyle superior to that produced by the existing standards.

- **The proposed Development Plan includes a Project Narrative and plans necessary for the Planning Commission and City Council to make a determination on the living environment and lifestyle quality of the proposed PRD development. The introduction of a new subdivision with similar characteristics and density to the surrounding neighborhood, as well as the introduction of landscape tracts along the street frontage, should enhance the living environment and lifestyle for the future residents and the surrounding neighborhood.**

The proposed density is slightly over the maximum PRD district base density. The maximum base density for the proposed R1-18 district is 1.900 dwelling-units per acre, and the applicant is proposing a density of 1.91 dwelling-units per acre. The ordinance allows for an increase in density if the project provides a "base density increase factor" that meets certain criteria. An increase in density anywhere from 1.900 dwelling-units per acre to 2.000 dwelling-units per acre would require the project to provide one (1) "factor." A factor can be an amenity from the following group: preservation of natural features, provision of common open space, innovative site plan, interior amenities, and a substantial public benefit. The proposed site plan identifies providing a common

open area and a connection to the existing trail path located along the CAP canal. These amenities could be categorized in two of the five possible “factors.”

The two northern bordering property lines will not provide an amended rear yard setback, as to not encroach closer to the existing residential use than the requested zoning district. The proposed structures within the 4-lot subdivision will be detached, and will be limited to one-story dwelling units.

Open Space

The proposal identifies 0.31 acres (13,939 square feet) of open space; the majority being located in private tracts. The open space plan displays two 10-12 foot tracts, located on the north and south sides of the site’s entrance, as open space areas (See Exhibit A). The owner has agreed to maintain this area with a specific number of trees, and has agreed to maintain that number of trees in a healthy state (See Exhibit A). These tracts will be lined with a decorative wall, which provides a wrought iron finish, and varies in height, as the walls approach the subdivision entrance. (See Exhibit A).

Water/Sewer

The proposed zoning map amendment will not affect the existing improvement requirements for the area. The stipulated sewer-line extensions along N. Cattle Track Road, and into the proposed cul-de-sac, will be public mains designed to the criteria in Chapter 7 of the City’s Design Standards and Policies Manual. The applicant has agreed to coordinate with Edmond Power Corporation (EPCOR) for water service.

Public Safety

Design of the internal streets will conform to the local residential street designation in the Design and Standards Policies Manual. Additionally, an Emergency and Service Access Vehicle Easement will be provided over all internal street tracts.

School District Comments/Review

The Scottsdale School District has been notified of this application.

Community Involvement

Notifications were sent by mail to all property owners within 750 feet of the proposed subdivision site. City staff received a couple inquiries regarding this case. The two residents shared similar concerns about the landscaping to be provided along the subject property’s N. Cattletrack frontage, and the allowance of a two-story product. The applicant has agreed to not have a second story product through a private restriction for the two northern bordering lots (See Exhibit A).

The applicant also conducted an open house on Tuesday, April 26, 2016, at the Mohave Middle School. The applicant states in their Citizen Involvement report (See Attachment #9) that six (6) residents attended the meeting. The report states that the residents were curious about the development, access to the canal, and construction timeline.

OTHER BOARDS AND COMMISSION

Planning Commission:

Planning Commission heard this case on November 9, 2016 and recommended approval with a 4-0 vote.

Staff's Recommendation to Planning Commission:

Staff recommended that the Planning Commission find that the Zoning District PRD criteria have been met, and determine that the proposed zoning district map amendment with Development Plan and Amended Development Standards is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval of the Site Plan, per the attached stipulations.

RECOMMENDATION

Recommended Approach:

1. Approve Ordinance No. 4291 for a zoning map amendment on a +/- 2.1-acre site from the Single-family Residential District (R1-43), to the Single-family Residential District, Planned Residential District (R1-18/PRD), with a Development Plan and amended development standards, to allow a for a 4-lot subdivision, on a site located at 5713 N. Cattletrack Road.
2. Approve Resolution No. 10651 declaring "Cattletrack Village Development Plan" as a public record.

RESPONSIBLE DEPARTMENTS

Planning and Development Services

Current Planning Services

STAFF CONTACTS

Jesus Murillo
Senior Planner
480-312-7849
E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY



Jesus Murillo, Report Author

11/11/16
Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

11/11/2016
Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

11/11/16
Date

ATTACHMENTS

1. Context Aerial
2. Context Aerial Close-up
3. Ordinance No. 4291
 - Exhibit 1: Stipulations
 - Exhibit 2: Zoning Map
4. Resolution No. 10651
 - Exhibit A: Cattletrack Village Development Plan
5. Additional Information
6. Applicant's Narrative
7. General Plan Land Use Map
8. Existing Zoning Map
9. Citizen Involvement
10. City Notification Map
11. November 9, 2016 Planning Commission meeting minutes



Cattletrack Village

ATTACHMENT #1

19-ZN-2016



Cattletrack Village

ATTACHMENT #2

19-ZN-2016

ORDINANCE NO. 4291

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 19-ZN-2016 FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R1-43), TO SINGLE-FAMILY RESIDENTIAL DISTRICT, PLANNED RESIDENTIAL DISTRICT (R1-18/PRD), ON A SITE LOCATED AT 5713 N. CATTLETRACK ROAD.

WHEREAS, the Planning Commission held a hearing on November 9, 2016;

WHEREAS, the City Council held a hearing on December 2, 2016;

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 19-ZN-2016.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/- 2.1 acre site located at 5713 N. Cattletrack Road and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Single-family Residential District (R1-43), to Single-family Residential District, Planned Residential District (R1-18/PRD) zoning and by adopting that certain document entitled "Cattletrack Village Development Plan" declared as public record by Resolution 10651 which is incorporated into this ordinance by reference as if fully set forth herein.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this _____ day of _____, 2016.

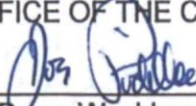
ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Washburn, City Attorney
By: Joe Padilla, Deputy City Attorney

ATTACHMENT #3

Stipulations for the Zoning Application:

Cattletrack Village

Case Number: 19-ZN-2016

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

SITE DESIGN

1. CONFORMANCE TO DEVELOPMENT PLAN. Development shall conform with the Development Plan, entitled "Cattletrack Village Development Plan," which is on file with the City Clerk and made a public record by Resolution No. 10651 and incorporated into these stipulations and ordinance by reference as if fully set forth herein, as Exhibit A.
2. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the amended development standards that are included as part of the Development Plan.
3. CONFORMANCE TO ENTRY CONCEPT PLAN. Development shall conform with the Entry Concept Plan that is included as part of the Development Plan. The owner/homeowners association will maintain a minimum of thirteen (13), mature, 48-inch box, native, trees within tracts "B" and "C." Each tree shall be replaced immediately if the tree dies or is damaged by natural or unnatural causes.
4. CONFORMANCE TO ENTRY CONCEPT PLAN. Development shall conform with the Entry Concept Plan that is included as part of the Development Plan. The owner/homeowners will stagger the proposed wall, and provide wrought iron section of fence in accordance with the provided Entry Concept Plan. The proposed wall shall step down in height as it approaches the subdivision entrance.
5. CONFORMANCE TO LANDSCAPE PLAN. Development shall conform with the landscape plan that is included as part of the Development Plan. The proposed number of trees, shrubs, grasses, and cacti shall be maintained in good health within "B" and "C." These plant materials shall be replaced immediately if the material dies or is damaged by natural or unnatural causes
6. CONFORMANCE TO LANDSCAPE PLAN. Development shall conform with the landscape plan that is included as part of the Development Plan. With the preliminary plat submittal, the plans shall illustrate the location and dimensions any proposed public utility easement that may be located within the streetscape landscape, the themed community open space, and the privately owned/maintained landscape that are illustrated on the open space plan. If the proposed public utility easement overlaps and conflicts with the proposed open space/landscape areas, then please eliminate any overlap of the public utility easement and the open space/landscape areas which will result in a limitation related to the landscape improvements that will be allowed within the public utility easement.
7. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. Maximum dwelling units and maximum density shall be as indicated on the Land Use Budget Table below.

Land Use Budget Table						
Parcel	Gross Acres	Zoning	Proposed DU/AC	Max DU/AC	Proposed # of Units / Lots	Max # of Units / Lots
173-03-007R	2.09+/- acres gross	R1-18/PRD	1.91 du/ac	1.91 du/ac	4 lots	4 lots

Redistribution of dwelling units is subject to the maximum density in the Land Use Budget Table and subject to city staff approval. The owner's redistribution request shall be submitted with the preliminary plat submittal to the Development Review Board and shall include a revised Master Development Plan and a revised Land Use Budget Table indicating the parcels with the corresponding reductions and increases.

8. **BUILDING HEIGHT LIMITATIONS.** No building on the site shall exceed 30 feet in height, measured as provided in the applicable section of the Zoning Ordinance.
9. **OUTDOOR LIGHTING.** The maximum height of any outdoor lighting source shall be 12 feet above the adjacent finished grade. With preliminary plat submittal, provide light fixture cut-sheets so that COS staff will be able to understand the lighting design concepts.

INFRASTRUCTURE AND DEDICATIONS

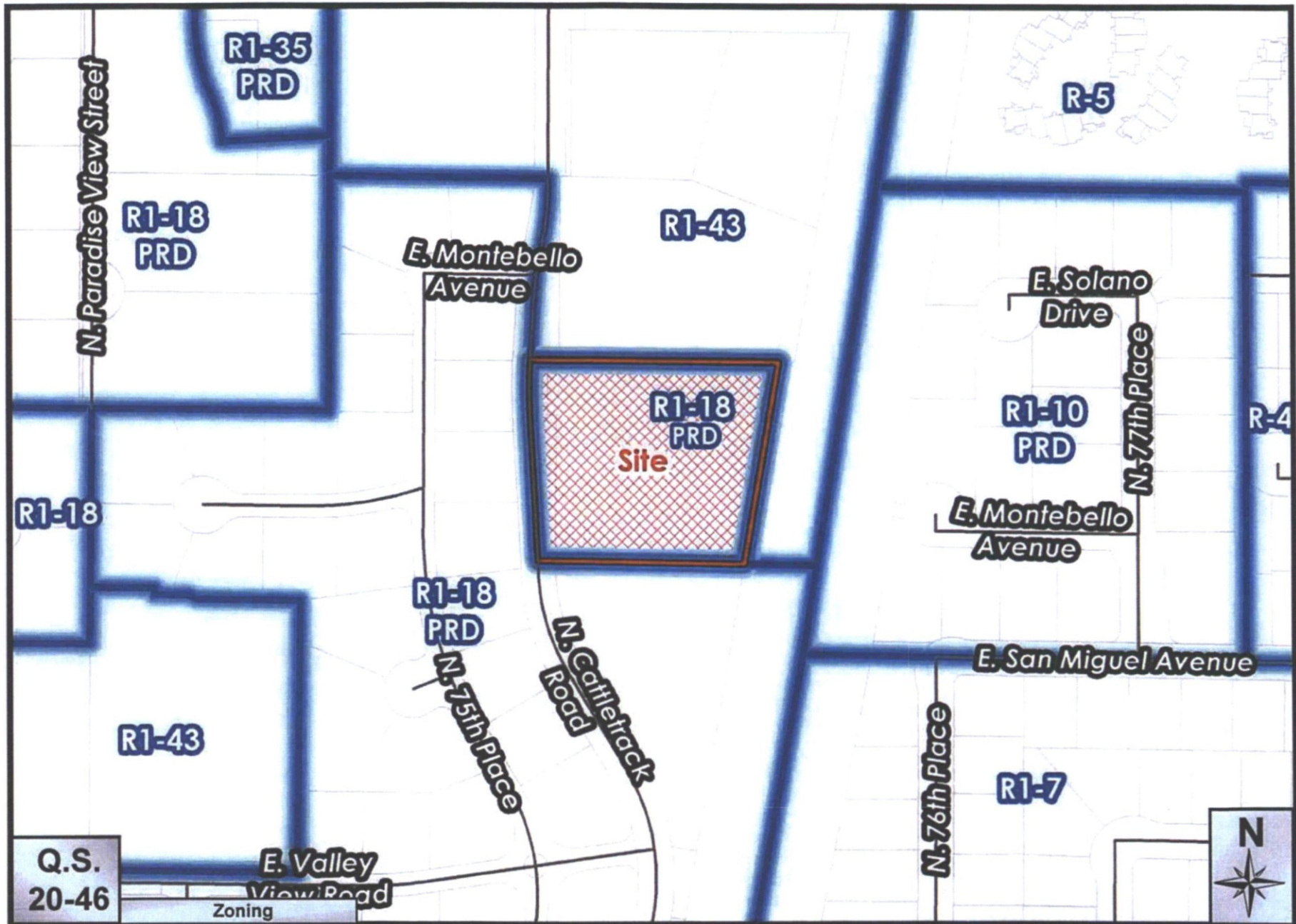
10. **TRAFFIC IMPACT STUDY.** With the Development Review Board submittal, the owner shall submit a traffic impact study for the site, which shall be subject to city staff approval.
11. **CIRCULATION IMPROVEMENTS.** Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.
 - a. **STREETS.** Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
N. Cattletrack Road	Local Collector	Dedicated existing 16-foot-wide roadway easement as "fee simple" right-of-way	Insert only improvements that are required.	a.1.
Internal Street	Local Residential	46-foot Full street and 46.5-foot radii cul-de-sac	Full street and cul-de-sac	a.2., a.3., a.4., a.5.

- a.1. The sidewalk ramps shall be relocated, or have the proposed entry island shortened, so that the proposed island does not block the path between the two ramps.

- a.2. Provide a pedestrian connection from the cul-de-sac to the planned path along the Arizona Canal.
 - a.3. Provide a fire hydrant in accordance with Fire Ord. 4045, 507.5.1.2.
 - a.4. Dedicate an Emergency and Service Access Vehicle Easement (ESVAE) over the entire tract, tract "A."
 - a.5. Dedicate a Public Utilities Easement (PUE) over the entire tract, tract "A."
 - b. TRAFFIC IMPROVEMENTS. Construct any improvements supported by the approved traffic impact study, as determined by city staff.
 - c. VEHICLE NON-ACCESS EASEMENT. Dedicate a one foot wide vehicular non-access easement on N. Cattletrack Road except at the approved street entrance(s).
12. DRAINAGE REPORT. In the required drainage report, the owner shall address:
- a. Calculate the compensatory storage volumes for flood zone AH areas and compare it to the compensatory storage volume for flood zone A areas. Provide a typical cross section full size sheet across the site with the Flood Zone AH, similar to the full size sheet for Section A-A.
 - b. Label all the full size exhibits with specific titles in the drainage report.
13. BASIS OF DESIGN REPORT (WATER). Submit three copies of a final water design report with the preliminary plat case per DSPM Sec. 7-1.200. In the required basis of design report, the owner shall address:
- a. The applicant will be required to coordinate with EPCOR for water service.
14. BASIS OF DESIGN REPORT (WASTEWATER). Submit three copies of a final wastewater design report with the preliminary plat case per DSPM Sec. 7-1.200. In the required basis of design report, the owner shall address:
- a. The sewer extensions along Cattle Track and into the cul-de-sac will be public mains designed to the criteria in Chapter 7 of the City's Design Standards and Policies Manual.
15. EASEMENTS.
- a. EASEMENTS DEDICATED BY PLAT. The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
 - b. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.
16. ARCHAEOLOGICAL. Based on Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-132 - Surveys of archaeological sites and exemptions, this development proposal will be exempt from the requirement to provide an archaeological resources survey and report. Regardless of the exemption, any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

17. CONSTRUCTION COMPLETED. Before any BUILDING PERMIT is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.



Cattletrack Village

Ordinance No. 4291
Exhibit 2
Page 1 of 1

19-ZN-2016

RESOLUTION NO. 10651

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK OF THE CITY OF SCOTTSDALE AND ENTITLED "CATTLETRACK VILLAGE DEVELOPMENT PLAN".

WHEREAS, State Law permits cities to declare documents a public record for the purpose of incorporation into city ordinances; and

WHEREAS, the City of Scottsdale wishes to incorporate by reference amendments to the Zoning Ordinance, Ordinance No. 455, by first declaring said amendments to be a public record.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That certain document entitled "Cattletrack Village Development Plan", attached as exhibit 'A', three copies of which are on file in the office of the City Clerk, is hereby declared to be a public record. Said copies are ordered to remain on file with the City Clerk for public use and inspection.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this ____ day of _____, 2016.

ATTEST:

CITY OF SCOTTSDALE, an
Arizona municipal corporation

By: _____
Carolyn Jagger, City Clerk

By: _____
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

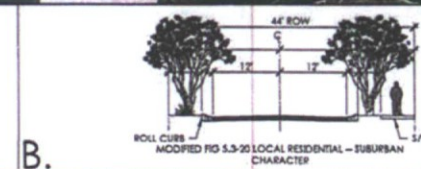
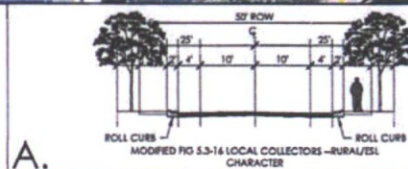
By:  _____
Bruce Washburn, City Attorney
By: Joe Padilla, Deputy City Attorney

ATTACHMENT #4



- ● ● 6' EXISTING PUBLIC SIDEWALK
- — — 6' PROPOSED PRIVATE SIDEWALK
- — — 8'-10' EXISTING PUBLIC MULTI-USE PATH
- — — 6' PROPOSED TRAIL CONNECTION SIDEWALK

2 PARKING SPACES PER UNIT TO BE PROVIDED IN GARAGE



LVA urban design studio
land planning • development entitlements • landscape architecture
120 south osh avenue • tempe, arizona 85281 • 480.994.0994

CATTLETRACK VILLAGE

TRANSPORTATION ANALYSIS & CONCEPTS EXHIBIT

APPROX. SCALE: 1" = 30'
100' DRAWN BY: AH 10/25/16

CATTLETRACK VILLAGE DEVELOPMENT PLAN

PRELIMINARY-DRAFT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
This document, together with the concepts and design presented herein, is an instrument of service, intended only for the specific purpose and client for which it is prepared. No use of and no reliance on this document without written authorization and adoption by LVA Urban Design Studio, L.L.C.
© LVA URBAN DESIGN STUDIO, L.L.C. 10/25/16



CATTLETRACK VILLAGE

CONCEPTUAL OPEN SPACE PLAN

1. ALL DESIRED AREAS ARE TO HAVE "DESERT FLOOR" DECOMPOSED GRAVELS, MATCH COLOR AND SIZE OF SURROUNDING AREAS.
2. ALL BERRIES ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
3. Boulders ARE TO BE SURFACE SELECT SIZE BOULDERS, 1/2 BURIED IN SOIL, TOP.
4. FIFTY PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED IN ARTICLE II DEFINITION OF THE ZONING ORDINANCE. INDICATE BOTH THE COMPLIANT CALIFORNIA AND INDUSTRY STANDARDS FOR SPECIES THAT CALIPEN IN THE PLANT PALETTE.
5. ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST.
6. NO DIBBS OR GROUNDCOVERS WITHIN 60" VISIBILITY TRIANGLE SHALL EXCEED 2" IN HEIGHT AT MATURITY, TYP.
7. MEDIAN LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE DESHA.
8. EMERGENCY ACCESS TO BE KEPT CLEAR.
9. THORNY TREES, SHRUBS, CACTI SHALL BE PLANNED SO THAT THEIR MATURE SIZE - CANOPY WILL BE AT LEAST 4' AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING (SDC, SEC. 2-1.101.12).
10. THE LOCATION OF PUBLIC UTILITY EASEMENTS MAY RESTRICT THE DECIDATION AND TYPE OF VEGETATIVE MATERIALS ALLOWED WITHIN THESE

E. McDOWELL ROAD

N. McDOWELL ROAD

N. 10TH AVENUE ROAD

N. 11TH AVENUE ROAD

E. CHAPARRAL BLVD.

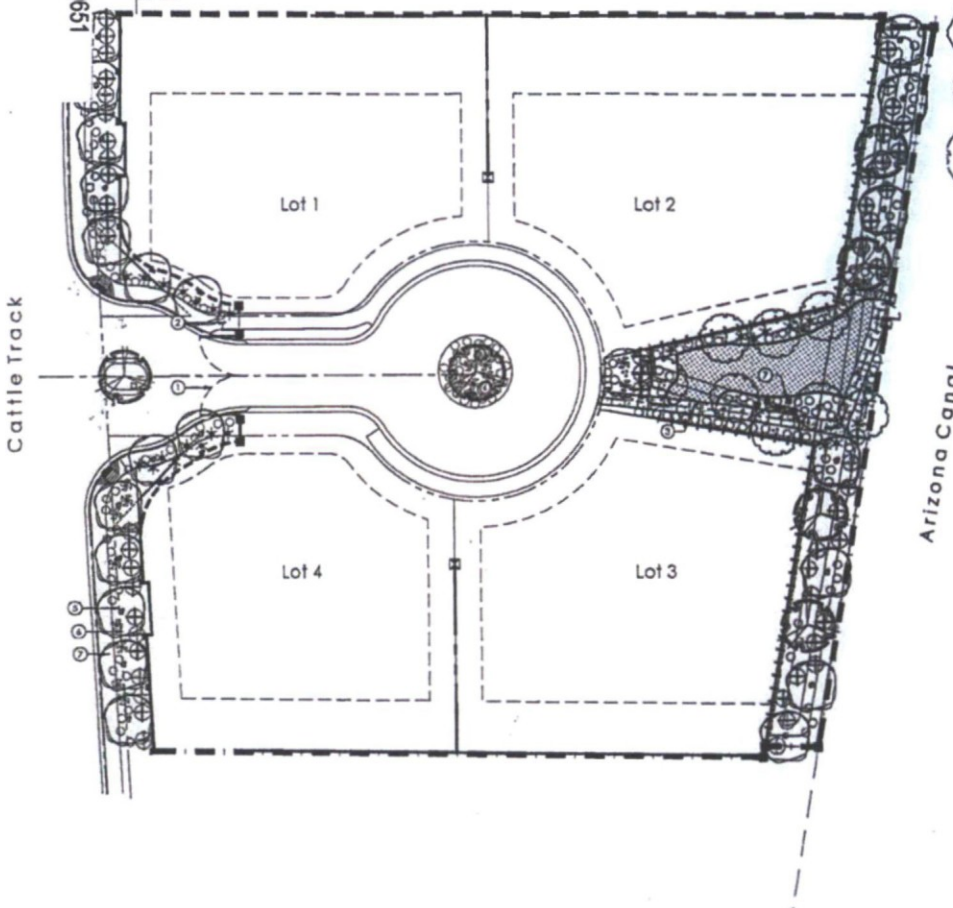
PROJECT SITE

1" = 1 MILE

Discipline	Company/Contact Info.
Developer	True Harvest LLC David Retch 7801 E. Buena Vista Way Scottsdale AZ, 85235 602.731.6733
Landscape Architect	LVA Urban Design Studio Kathie Janakovich, BLA 120 South Ash Avenue Tempe, Arizona 85281 480.994.0294 kjanakovich@vdesigndesign.com
Civil Engineer	David Evans & Associates Randy George 4600 E. Washington St., Suite 250 Phoenix, AZ 85234

- ① ENTRY GATES
- ② PEDESTRIAN GATE
- ③ TRAIL CONNECTION SIDEWALK-COLORED CONCRETE
- ④ PROPOSED RETENTION
- ⑤ ROW
- ⑥ PUE
- ⑦ EXISTING SIDEWALK
- ⑧ FLAT-TOP BOULDERS FOR SEATING

Resolution No. 10651
Exhibit A
Page 3 of 6



	PLANT	SIZE	QTY.	CALIF.	
•	ACACIA GREGGII	CATCLAW ACACIA	24" BOX	-	1.0-1.25
	CELTIS RETICULATA	WESTERN HACKBERRY	24" BOX	-	1.0-1.5
	CHLOPSYS LINEARIS	DESERT WILLOW	24" BOX	-	1.0-1.5
	QUINCY TEBOTA	IRONWOOD	24" BOX	-	2.5-3.5
	PARSONGHA FLORIDA	BLUE PALM VERDE	24" BOX	-	1.0-1.5
	PARSONGHA MICROPHYLLA	FOOTHILLS PALM VERDE	24" BOX	-	0.75-1.25
	PROSPER VELUTINA	VELVET MESQUITE	24" BOX	-	1.0-1.5
	QUERCUS TURBINELLA	SCRUB OAK	24" BOX	-	1.0-1.5
SHRUBS					
①	AMRODIA AMROBOIDES	GIANT BURSAGE	5 GAL.	-	QTY.
②	AMRODIA DELTOIDA	BURSAGE	5 GAL.	-	
③	CALLANDRA CALIFORNICA	BAJA VARY DUSTER	5 GAL.	-	
④	CALLANDRA BROMYLLA	PINK FARTY DUSTER	5 GAL.	-	
⑤	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL.	-	
⑥	MOLOCANTHA ELAEGI	EMORY'S CRUCIFRANCH THORN	5 GAL.	-	
⑦	HYPER ELAEGI	DESERT LAVENDER	5 GAL.	-	
⑧	LEUCOPUS CALIFORNICA	CHAPARRAL	5 GAL.	-	
⑨	LARREA TRICOLORA	CREOSOTE BUSH	5 GAL.	-	
⑩	PERITHOM SP.	DESERT PENSTEMON	1 GAL.	-	
⑪	PROSPEROCOPUS COOPER	PAWPOWDER	5 GAL.	-	
⑫	SPHAERALCEA AMBIGUA	DESERT GLOBE MALLOW	5 GAL.	-	
⑬	SYMPLOCARUS CHIMBERS	JOJOBA	5 GAL.	-	
⑭	VOCAERIA DELTOIDA	GOLDENNETE	5 GAL.	-	
AGAVES					
☆	AGAVE WESERI	WESER AGAVE	5 GAL.	-	QTY.
★	CARNEIORA GIGANTEA	SAGUARO	5 PEAK	-	
★	DASYLIRION WHEELER	DESERT SPOON	5 GAL.	-	
★	FEROCACTUS CYLINDRACEUS	COMPASS BARREL	5 GAL.	-	
★	FOUQUERIA SPLENDENS	OCOTILLO - 12 CANE MIN.	5 GAL.	-	
★	OPUNTIA ENGELMANNI	ENGELMANN'S PRICKLY PEAR	5 GAL.	-	
★	OPUNTIA FUGIDA	CHAIN FRUIT CHolla	5 GAL.	-	
★	TYCCA BACCATA	BANANA YUCCA	5 GAL.	-	
GROUNDCOVERS					
●	SAULEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL.	-	QTY.
①	DALIA GREGGII	TRAILING BLOOMER BUSH	1 GAL.	-	
②	DISSICA PINK-CHAETA	ROSEWOOD DIVIDERS	1 GAL.	-	
③	AMPHIPYRUS LUSCANTHUM	BLACKFOOT DART	1 GAL.	-	
④	VERBERNA RIDGA	SANGPAPER VERBERNA	1 GAL.	-	
LANDSCAPE MATERIALS					
■	TURF	SOD	100 S.F.	-	QTY.
■	DECOMPOSED GRANITE	1/2" MINUS	GOLD	-	5-5.
①	SURFACE-SELECT BOULDERS	1, 2, 3, 4 TON	10 MATCH/G.	-	

NOTE:
PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS
TO CONFORM TO CITY OF SCOTTSDALE DESPM, SECTION 2-1.903.



FLAT-TOP BOULDERS FOR SEATING CHARACTER

APPROX. SCALE: 1"=20'

NORTH

NOODS DRAWN BY: TEAM 9/13

19-ZN-2016
09/14/16

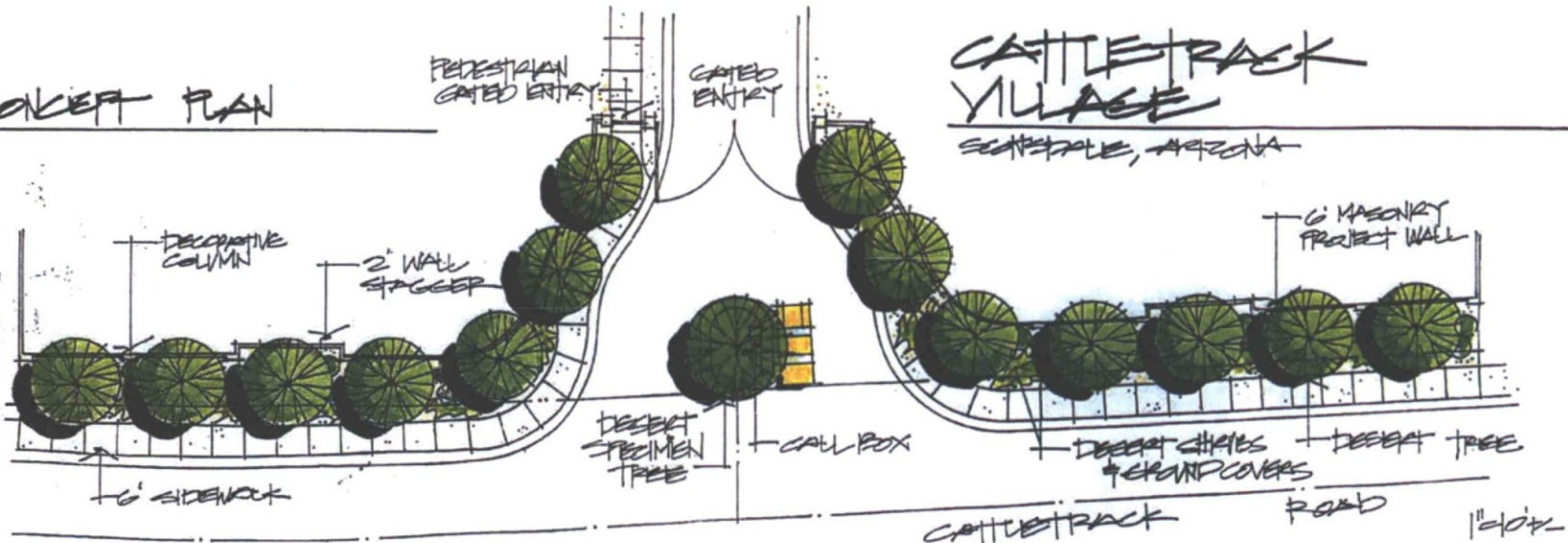
LVA urban design studio
lead planning • development entitlements • landscape architecture
120 south 4th avenue • tempe, arizona 85281 • 480.994.0994

CONCEPTUAL LANDSCAPE PLAN
SHEET 1 OF 2

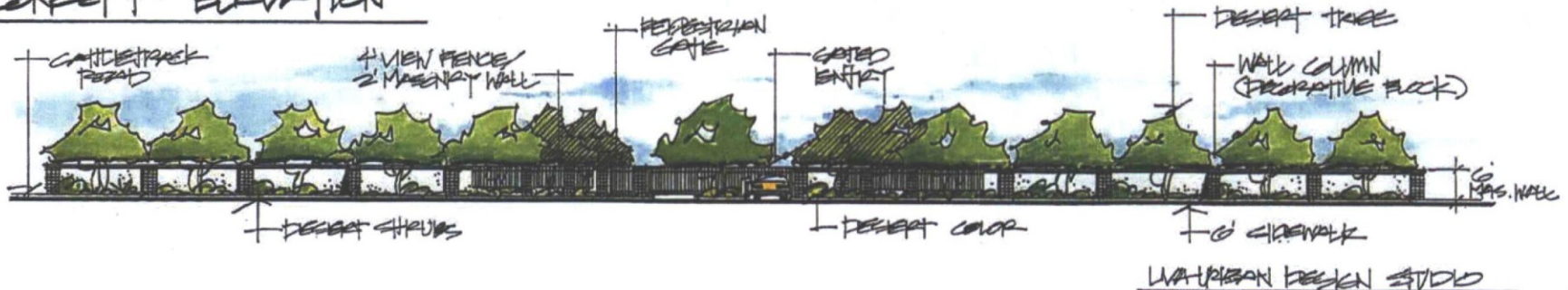
PROJURANTS NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT 1988 URBAN DESIGN STUDIOS, L.L.C.

This document, together with the concepts and designs presented herein, is an instrument of service, intended only for the specific purpose and client for which it is prepared. No use of and/or reliance on this document without written authorization and a separate fee shall be without liability to LSA Urban Design Studio, LLC.

CONCEPT PLAN

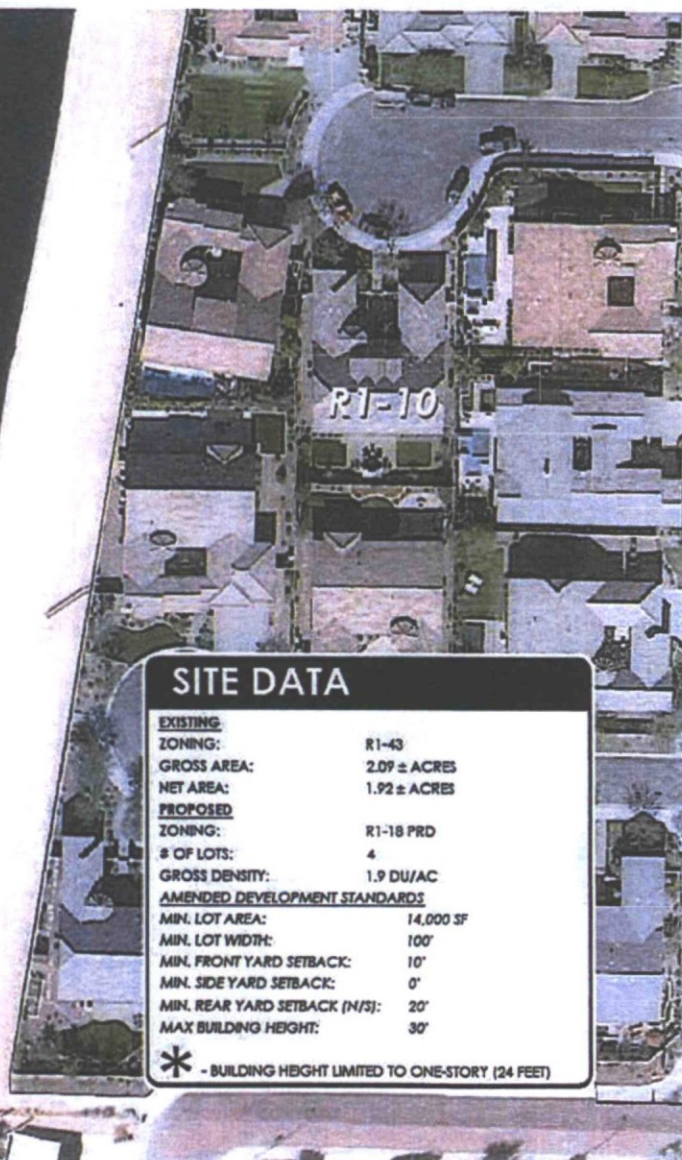


CONCEPT ELEVATION



19-ZN-2016
09/14/16





Additional Information for:

Cattletrack Village

Case: 19-ZN-2016

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES** Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. wall design,
 - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - c. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included), and
 - d. stormwater management systems,
3. **EASEMENTS.**
 - a. **EASEMENTS DEDICATED BY PLAT.** The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
 - b. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual
4. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
5. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

6. **ARCHAEOLOGICAL.** Based on Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-132 - Surveys of archaeological sites and exemptions, this development proposal will be exempt from the requirement to provide an archaeological resources survey and report. Regardless of the exemption, any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.
7. **CONSTRUCTION COMPLETED.** Before any BUILDING PERMIT is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards

CATTLETRACK VILLAGE

5713 N. CATTLETRACK RD.
SCOTTSDALE, ARIZONA

R1-18 PRD ZONING NARRATIVE

FIRST SUBMITTAL – JULY 2016

SECOND SUBMITTAL – SEPTEMBER 2016

PROJECT TEAM

TRUE HOMES, LLC

7831 E. BUENA TERRA WAY
SCOTTSDALE, AZ 85250

LVA URBAN DESIGN
STUDIO

120 S. ASH AVE.
TEMPE, AZ 85255

DAVID EVANS &
ASSOCIATES

4600 E. WASHINGTON ST.#250
PHOENIX, AZ 85034

ATTACHMENT #6

19-ZN-2016
09/14/16

CATTLETRACK VILLAGE

• • •

R1-18 PRD REZONING TABLE OF CONTENTS

I.	Introduction	2
A.	Purpose of Request.....	2
B.	Property Location & Relationship to Surrounding Properties	2
C.	Existing Conditions.....	3
II.	General Plan/Character Area Plan Goals & Policies	4
A.	Site Designation	4
B.	Value Scottsdale's Unique Character & Lifestyle	5
C.	Support Economic Vitality	5
D.	Enhance Neighborhoods	6
E.	Preserve Meaningful Open Space	6
F.	Seek Sustainability	7
G.	Advance Transportation.....	7
III.	Description and Justification for Request.....	8
A.	R1-18 Zoning	8
B.	PRD Overlay	8
C.	Factors	9
IV.	Methodology to Address Design Principles & Guidelines	11
A.	Architectural Character	11
B.	Environmental Response.....	11
C.	Site Development Character	11
D.	Landscape Character.....	12
V.	Findings	13
VI.	Conclusion.....	14

LIST OF EXHIBITS

Exhibit 1:	Dimensioned Plan.....	15
Exhibit 2:	Context Aerial	16
Exhibit 3:	Site Plan / Subdivision Plan.....	17
Exhibit 4:	Open Space Plan	18
Exhibit 5:	Landscape Plan	19
Exhibit 6:	Pedestrian & Vehicular Circulation Plan	20
Exhibit 7:	Sensitive Design Concept Plan & Proposed Design Guidelines.....	21
Exhibit 8:	Setback Exhibit	22

APPENDICIES

Appendix A:	Legislative Draft of Amended/Proposed Development Standards	23
-------------	---	----

INTRODUCTION

PURPOSE OF REQUEST

This proposal is requesting consideration for a rezoning of a +/- 2.1 acre parcel located adjacent to Cattletrack Road south of Palo Verde Lane, and backs to the Arizona Canal. The request would seek to rezone the property from R1-43 to R1-18 Planned Residential District (PRD) to allow for a 4-lot community in a manner that is consistent with the character and density of adjacent communities. The community will be accessed via a gated entry onto a single interior cul-de-sac and will include a community open space area with shaded seating areas and a pedestrian walkway connection to the Arizona Canal public pathway, allowing residents of Cattletrack Village to access this regional recreational amenity and promote the use of non-vehicular transportation to nearby restaurants and shopping to the south.

PROPERTY LOCATION & RELATIONSHIP TO SURROUNDING PROPERTIES

The subject site is approximately 2.1 acres located at 5713 N. Cattletrack Rd., located adjacent on the west side of the Arizona Canal, between Palo Verde Lane and Valley View Road within the City of Scottsdale. The site consists one parcel, APN#173-03-007R and has an existing residence and accessory structures. A legal description and ALTA Survey have been included with this application.

The property is primarily surrounded by established residential neighborhoods and common use space for the neighboring Privado community. Table 1 below provides a summary of the existing and surrounding land uses, General Plan Designations, and existing zoning.

	Existing Land Use(s)	General Plan Land Use Designation(s)	Existing Zoning Designation(s)
Site	SF Residence	Suburban Neighborhood	R1-43
South of Site	Privado Community Amenity	Suburban Neighborhood	R1-18 PRD
West of Site	SF Residential	Suburban Neighborhood	R1-18 PRD
North of Site	SF Residence	Suburban Neighborhood	R1-43
East of Site	Arizona Canal, SF Residential Further East	Cultural/Public Use, Suburban Neighborhood	R1-10 PRD

Much of the property within the vicinity of the site consists of existing and planned single-family residential development, including several established neighborhoods such as Privado Village, Park Lane, Del Prado, Woodleaf, and multifamily development Villa Antano. This highly appealing area is experiencing infill and redevelopment of lots similar in scale to the proposed development.

EXISTING CONDITIONS

CATTLETRACK VILLAGE

• • •

As stated previously the site hosts a single family home, with detached a pool and accessory structures. The residence is completely walled/fenced off from surrounding properties and gated at the northwest corner. In addition to the existing residence, the site does contain a limited number of existing mature trees but the overall vegetation density on the property is very low.

The site is relatively flat with minor topography sloping from northwest to southeast with no significant natural features. A portion of the property is encumbered with a mapped FEMA floodplain adjacent and parallel to the Arizona Canal.

The property currently accesses Cattletrack Road, a local collector roadway with approximately 50 feet of existing public right-of-way. The applicant will be requesting an abandonment of a portion of excess right-of-way along the frontage of the site and will pursue this under separate process.

Water service for the property is provided by EPCOR, with existing water lines located immediately north of the northwest corner of the property. The property is currently on a septic system, but City of Scottsdale sewer lines are located nearby to the north of the property, servicing the Privado neighborhood.

GENERAL PLAN/CHARACTER AREA PLAN GOALS & POLICES

SITE DESIGNATION

The property is currently designated as "Suburban Neighborhood" on the 2001 Scottsdale General Plan Land use Map. This designation supports residential densities between 1-8 dwelling units per acre. Suburban Neighborhood land use is a consistent pattern throughout the area which defines the surrounding medium to small-lot single-family communities.

The property is also located within the 2010 Southern Scottsdale Character Area Plan. This plan includes about 15 square miles of Scottsdale's southern-most land proximate to the Downtown. The Southern Scottsdale Area Plan is bounded on the north by Indian Bend Road; on the east by the Salt River Pima-Maricopa Indian Community; on the south by the City of Tempe, and on the west by the City of Phoenix and the Town of Paradise Valley.

The Southern Scottsdale Area Plan is "a community of residential neighborhoods intersected by major corridors where reinvestment and redevelopment is to be encouraged." The Character Plan sets goals towards renewal and reinvestment opportunities in the area. High quality housing, stable neighborhoods with prominent identities, and appropriate densities and intensities are focuses for meeting the community's housing needs.

The proposed project has 4 residential units on the 2 acre parcel, resulting in a density of 2 du/ac. This residential density conforms to the Suburban Neighborhood Land Use designation density of 1-8 du/ac and this proposal will not require a general plan amendment. The proposed R1-18 PRD zoning is appropriate for this location, emphasizing conformance with the Character Area Plan. The Six Guiding Principles of the General Plan to be analyzed are:

1. Values Scottsdale's Unique Lifestyle & Character
2. Support Economic Vitality
3. Enhance Neighborhoods
4. Preserve Meaningful Open Space
5. Seek Sustainability
6. Advance Transportation

CATTLETRACK VILLAGE

• • •

VALUE SCOTTSDALE'S UNIQUE CHARACTER & LIFESTYLE

Character & Design

The Character and Design Element of the General Plan states that development shall be in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood. Cattletrack Village has been planned with the influence of adjacent communities' design and the nearby McDonald Activity Area and Scottsdale Road High Capacity Transit Corridor as described in the Southern Scottsdale Character Area Plan. The proposed path connection to the Arizona Canal will encourage non-vehicular transportation alternatives to destinations and recreation corridors throughout the region. The ranch style, small community character is appropriate given the surrounding areas. Cattletrack Village strives to respect and incorporate the surrounding character and design by enhancing the existing desert landscaping and complying with single story ranch style floor plans as seen nearby.

Land Use

The Land Use General Plan states "...maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities..." The 2 acre project emphasizes connectivity opportunities by establishing regulated access to the Arizona Canal. This element adds to the quality and diverse lifestyle residents will experience. The small community is unique to multi-family housing developments northeast of the site, reinforcing a diverse and balanced land use pattern in the area.

SUPPORT ECONOMIC VITALITY

Economic Vitality

The General Plan's Economic Vitality Principle is intended to protect Scottsdale's future as a desirable place to live, work, play, and visit. The General Plan stresses the intent to address deterioration of mature neighborhoods before it becomes a significant impediment to a high quality of life. The plan proclaims, "Retaining and enhancing the vitality of maturing areas of the city is a critical priority in maintaining the city's economic health."

The subject site is an opportunity to implement these goals of the General Plan by revitalizing an older property and transform the site into a newly restored 4 home community. This development is expected to continue a rejuvenating trend to the mature surrounding area, in order to keep relevance and desirability. The proposed construction is targeted to support economic sustainability and prosperity by implementing the adjacent Downtown and McDonald activity area plans into the overall concept.

Cattletrack Village will offer residents proximity to recreational and mobility opportunities that the Arizona Canal offers, while concurrently being conveniently located close to Scottsdale Road (approximately ½ mile), for more regional services and attractions.

CATTLETRACK VILLAGE

• • •

ENHANCE NEIGHBORHOODS

Community Involvement

In order to adequately gauge the community's feedback, the development team has hosted one public meeting. This meeting was held prior to formal submittal on Tuesday, April 26, 2016 at 6pm in Mohave School's Media/Library room. The feedback from the community was very positive and suggested that nearby residents were very supportive of the Cattletrack Village proposal. Complete outreach efforts and community comments are documented in the Citizen Public Outreach which is provided with this application.

Housing

Scottsdale embraces quality housing opportunities that enhance the character and diversity of the area. Preserving and incorporating the natural Sonoran Desert into communities promotes sustainable and environmentally sensitive qualities that residents have grown to appreciate.

The proposed community will include 4, larger lot, custom homes which will feature individually styled architectural character and lush landscaping. This new custom home community will add a variety of housing options while also contributing to the socioeconomic fabric of the larger area. As a whole, this development will heighten to the mature neighborhood and provide a safe and attractive community for future residents.

Neighborhoods

The City of Scottsdale has defined its neighborhood character by reinforcing its core qualities. Scottsdale's mature neighborhoods model traditional neighborhoods that promote educational, recreational, and commercial opportunities integrated into the residential areas, or within close proximity in order to create a balanced reinforced local economy and community.

The close proximity to the Arizona Canal encourages the use, growth and connection to Scottsdale's multi-use trail and open space network. These natural pathways connect communities while giving residents added social, mental and physical health benefits. The revitalized property will host a small 4 home community in a mature and established neighborhood, maintaining the traditional design of this larger area. This infill proposal revitalizes and reinvests in the current community by introducing opportunities for an updated and varied housing product within an established community.

PRESERVE MEANINGFUL OPEN SPACE

Open Space and Recreation

The proposed infill project works to highlight existing open space by creating an open and simple site concept. The enhanced entry, common open space, and linear street design presents an open concept feel that highlights all useable landscaped areas. Covered patios and large rear yards will give homeowners a private area to engage and relax, while the common amenity area and connection to the Arizona Canal are opportunities to be active and promote interactions between neighbors. Existing vegetation on the property will be salvaged and re-located within the project to encourage a mature

CATTLETRACK VILLAGE

• • •

native landscape aesthetic and shading in common areas. This re-located vegetated will be complimented with additional landscape to provide for a lush environment, particularly in the common open space and eastern retention areas.

SEEK SUSTAINABILITY

Preservation and Environmental Planning

Cattletrack Village understands and embraces Scottsdale's long term commitment to environmental preservation. Future residences will consider the implementation of climate sensitive building techniques like deep overhangs, recessed windows, and shade elements will minimize the harsh desert living effects. Appropriate and natural landscaping will also contribute to energy and water conservation elements that align with Scottsdale's Sensitive Design Principles.

The proposed internal multi-use trail is likely to reduce automobile reliance for local destinations, therefore reducing negative air-quality impacts.

Cost of Development

The City of Scottsdale's philosophy of development "should pay for itself" and not burden existing residents with the provision of infrastructure and public services is honored in the proposed neighborhood. Cattletrack Village is proposed on an infill parcel that will be able to utilize existing infrastructure and add to the revenue base that aids the maintenance of that infrastructure.

Growth Areas

This infill project conforms to Scottsdale's growth area guidelines by not contributing to sprawl, and revitalizing an existing neighborhood. Cattletrack Village is situated to support established local employment, recreational, and retail businesses without creating the need for additional services.

ADVANCE TRANSPORTATION

Community Mobility

Scottsdale's Community Mobility Element's policies focus on efficient and accessible choices for the movement of people, goods, and information. The networks that move people are regional, citywide, local, and neighborhood systems.

Cattletrack Village residents will be able to take advantage of existing regional and citywide mobility networks because of its centralized location. The proposed internal trail provides a larger connection to local and neighborhood destinations.

DESCRIPTION & JUSTIFICATION FOR REQUEST

R1-18 ZONING

The applicant is proposing a rezoning from R1-43 to R1-18 PRD with amended development standards. The request and proposed density is appropriate given the existing residential pattern and recent redevelopment of the area. Higher density development is evident on both sides of the Arizona Canal, which is a response to the growing urban core of Old Town Scottsdale. The R1-18 zoning district *"is intended to promote and preserve residential development. Lot size is such that a low density of population is still maintained. Land use is composed chiefly of individual homes, together with required recreation, religious and educational facilities as the basic elements of a balanced neighborhood,"* as described in Section 6.2 of the Scottsdale Zoning Ordinance. The zoning amendment will allow four dwelling units on the two acre property, resulting in a density of 2.1 dwelling units per acre.

The proposed community abides by all R1-18 use and parking regulations. Two parking spaces will be provided per unit with excess guest parking in driveways.

PRD OVERLAY

The Planned Residential District Overlay has been incorporated into this rezoning request to adjust development standards in order to accommodate the four lots, a street that meets City of Scottsdale standards, provides meaningful common open space area and appropriately meets setbacks to protect the existing large-lot residence to the north. The proposed lot sizes and requested setbacks are consistent with amended standards approved on adjacent properties utilizing the PRD overlay. Setbacks are intended to provide sufficient separation between future Homesites and adjoining properties. A building setback of 30 feet is provided along the north property edge, and 20 feet along the southern edge adjacent to the Privada community amenity area. Side setbacks are typically 10', but in specific locations have been reduced to 0' where homes will be adjacent to internal community open space areas and will not affect nearby homes.

In exchange for reductions in development standards, the applicant has provided for embellished community open space and amenity areas. Open space tracts along the Cattletrack frontage will allow for a meaningful open space treatment and shading of the existing public sidewalk. The frontage area will also include a theme wall that will include variation in the horizontal alignment to provide visual interest and opportunities for additional vegetative planting and vertical column elements.

The community open space at the terminus of the internal street will include seating elements and tree plantings that will promote shaded passive use areas to be enjoyed by community residents. A five

CATTLETRACK VILLAGE

• • •

foot concrete sidewalk will traverse the space and provide an accessible connection through a gate to the Arizona Canal and the recently constructed multi-use path. The community open space will also manage on-site stormwater runoff.

The table below shows the R1-18 PRD Cattletrack Village Development Standards. *Exhibit 12, Setback Exhibit*, displays how these standards are applied throughout the community since setbacks vary for each proposed lot. A legislative draft of the proposal is also included in this submittal, *Appendix A*.

R1-18 PRD DEVELOPMENT STANDARDS			
	ORDINANCE	AMENDED STANDARDS	AMENDED %
MIN. LOT AREA	18,000 SF	14,000 SF	-22%
MIN. LOT WIDTH	120'	100'	-17%
MAX BLDG. HEIGHT	30'	30'*	NO CHANGE
MIN. YARD SETBACKS	F=35', S=10', R=30'	SEE BELOW	

*Lots along the northern edge of the property will be limited to one-story and 24 feet.

BUILDING SETBACK TABLE			
LOT #	FRONT	SIDE	REAR
1	10'	10'	30'
2	10'	10' (West); 0' (East)	30'
3	10'	10' (West); 0' (East)	20'
4	10'	10'	20'

Design Criteria

Cattletrack Village, as a Planned Residential District, will observe the following design criteria:

- The overall plan will be comprehensive, embracing the land, buildings, landscape and their interrelationships and will conform in all respects to all adopted plans of all governmental agencies for the area in which the proposed development is located.
- The plan will provide open space, circulation, off-street parking, and pertinent amenities. Buildings, structures and facilities will be well integrated, oriented and related to the topographic and natural landscape features of the Site.
- The proposed development will be compatible with existing and planned land use, and with circulation patterns on adjoining properties.
- The internal street system will not be a dominant feature in the overall design, rather it will be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities.
- Common areas and recreation areas will be so located so as to be readily accessible to the occupants of the dwelling units and will be well related to the common open spaces provided.

19-ZN-2016
09/14/16

CATTLETRACK VILLAGE

• • •

- Architectural harmony within the development and within the neighborhood and community will be achieved so far as practicable.

In order to achieve these characteristics, Cattletrack Village will be applying amended R1-18 development standards to support the unique design elements within the community, elements which would not be required under standard zoning. As proposed, the amended standards would allow for reductions in yard setbacks and lot sizes, see above table.

FACTORS

The proposed site plan reflects a density of 1.9 dwelling units per acre. This density is slightly above the 1.9 DU/AC base density of the R1-18 zoning district requiring one PRD "factor" in order to amend the density by .1 du/ac. This project goes above and beyond the traditional R1-18 requirements by providing provision of common open space and interior amenities.

Provision of Common Open Space

A private amenity area will be located centrally at the western edge of the community comprising approximately 5,764 square feet within an HOA owned tract. It will serve a dual purpose of activated community open space and community retention. This area will be coupled by a linear retention and stormwater management tract, extending along the eastern perimeter of the site and comprising approximately 3,079 square feet of community owned area.

The lush open space of this area will be visible from the entry and will contribute to the neighborhood aesthetic as an enhanced community gathering space. This common open space will offer a 5 foot pathway with decorative paving that leads from the terminus of the internal street to a gated entry to the Arizona Canal trail system. Within the open space area will be passive seating elements for community gathering, turf for active recreation with selected trees to provide shading.

Additional tracts along the Cattletrack frontage will be provided for community owned landscape purposes.

Exterior Amenities

The residents of Cattletrack Village will be able to access bike, equestrian, and walking paths through the expansion and extension of the Scottsdale trail system. This system runs adjacent to the property along the eastern edge, on the Arizona Canal. The proposed site plan is designed in order to maximize this area and emphasize the recreational opportunities by providing complimenting open space.

METHODOLOGY TO ADDRESS DESIGN PRINCIPLES & GUIDELINES

ARCHITECTURAL CHARACTER

The four lots in Cattletrack Village will be custom homes, leaving the building footprint and architectural details undetermined at this time. However, the homebuilder, True Homes, has demonstrated their style throughout the Phoenix area. True Home developments are typically one story ranch style houses with architectural styles that complement their community. The anticipated use of cool neutral colors palettes will seek to contrast with the natural warm desert whereby creating a timeless and classic community.

ENVIRONMENTAL RESPONSE

The applicant understands the importance of a sustainable neighborhood, and will seek to incorporate climate-sensitive building techniques such as deep over hangs, recessed windows, and shade elements. Adding climate sensitive landscaping will contribute to Scottsdale's Sensitive Design Principles and contribute in reducing energy and water consumption.

The direct trail connection as provided in our concept will help to encourage residents to participate in utilizing alternative modes of transportation by providing ease of access to the canal path network that is rapidly taking shape within the city and surrounding municipalities. The resulting reduction in use of vehicles as a mode of transportation will relieve the impact of traffic on adjacent streets and promote a healthier environment.

SITE DEVELOPMENT CHARACTER

The entry of the proposed community will be identified with monument signage that flank the entry gates. Theme walls and view fencing with horizontal variation and columns along the Cattletrack road frontage will also serve to establish and identify the character of the community. The single vehicular entry gate will be complimented with a gated pedestrian entry on the north side of the street. This pedestrian entry will serve as a connection to the six foot public sidewalk that runs along the Cattletrack road frontage. Past the entry gates the home sites are arranged around a cul-de-sac with a round central median that will contain a large specimen Tree and natural desert boulders as focal point.

Cattletrack Village is designed to be a small but active neighborhood in a centrally located part of Scottsdale. Future residents will enjoy the convenience offered by living close to their favorite Old

CATTLETRACK VILLAGE

• • •

Town restaurants, and nightlife as well as the many recreational activities that this area offers. While proximity to outside amenities is a major draw to Cattletrack Village, it is equally significant that the community will incorporate amenities internal to the development for use by its residents. The trail that is provided gives residents access to the Arizona Canal which in turn can be used for transportation to other destinations or for recreational activities such as walking, jogging, or bike riding.

The trail connection will be made of a 5 foot concrete sidewalk that will be colored to blend in with the natural Sonoran desert character of the plants and native rock used on the site. This path will flow from the neighborhood through a small park-like retention basin that is designed to offer a place for varied activities. Within the basin there is large open turf area that can be used for both active and passive activities. This basin is also large enough that common lawn games such as croquet or playing catch can be comfortably accomplished.

Large flat-top boulders will be buried into the side slopes along the trail and adjacent to the turf area to provide a large flat surface for seating and community gathering. This seating area will be surrounded by native plants and shade trees and will serve as resting place for walkers and a respite for users of the turf area.

LANDSCAPE CHARACTER

The use of native desert plants will serve to blend the community into the established landscape character of Scottsdale while the select use of some more colorful desert adapted species will help distinguish the individual character of the community. Landscaping along Cattletrack Road will include large box size vegetation establishing a more mature streetscape character representative of the established neighborhood. These trees and shrubs will be supported by a low water-use xeriscape system in order to help conserve water use in our desert community. Accent landscape lighting will be used in strategic areas to accentuate specimen trees and plantings that lend themselves to establishing character. Sidewalks within the community will be integrally colored to match the natural desert patina of surrounding boulders and decomposed granite. Colors chosen for walls and other site elements will also be selected for their ability to blend in with natural desert colors of the surrounding area.

FINDINGS

THAT THE DEVELOPMENT PROPOSED IS IN SUBSTANTIAL HARMONY WITH THE GENERAL PLAN OF THE CITY OF SCOTTSDALE, AND CAN BE COORDINATED WITH EXISTING AND PLANNED DEVELOPMENT OF SURROUNDING AREAS.

Cattletrack Village will comply with the existing General Plan land use of Suburban Neighborhoods and will consist of 4 lots on 2.1 acres, 1.9 DU/AC. The land use designation of Suburban Neighborhoods is described as "... medium to small-lot single-family neighborhoods or subdivisions, densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight per acre." This designation and description proves the substantial harmony with Scottsdale's General Plan.

THAT THE STREETS AND THOROUGHFARES PROPOSED ARE SUITABLE AND ADEQUATE TO SERVE THE PROPOSED USES AND THE ANTICIPATED TRAFFIC WHICH WILL BE GENERATED THEREBY.

The development's small size moderately increases homes in the area by four. This will not significantly impact traffic or congestion in the immediate or surrounding areas. The private entry is designed to serve the proposed residents and anticipated traffic counts are limited.

THE PLANNING COMMISSION AND CITY COUNCIL SHALL FURTHER FIND THAT THE FACTS SUBMITTED WITH THE APPLICATION AND PRESENTED AT THE HEARING WILL ESTABLISH BEYOND A REASONABLE DOUBT THAT THE PLANNED RESIDENTIAL DEVELOPMENT WILL CONSTITUTE A RESIDENTIAL ENVIRONMENT OF SUSTAINED DESIRABILITY AND STABILITY THAT IT WILL BE IN HARMONY WITH THE CHARACTER OF THE SURROUNDING AREA; AND THAT THE SITES PROPOSED FOR PUBLIC FACILITIES SUCH AS SCHOOLS, PLAYGROUNDS AND PARKS, ARE ADEQUATE TO SERVE THE ANTICIPATED POPULATION.

The proposed project is a continuation of a revitalization of the surrounding area. The four lot community will feature a shared amenity, an enhanced gated entry, and direct access to public trail networks. The property is sensitive to adjacent setbacks and uses, and will blend with the character of the surrounding neighborhood. There are no public facilities proposed as part of this development as existing facilities have proved to be adequate to serve the future residences.

CONCLUSION

The applicant respectfully requests the approval of this rezoning application as it promotes the objects outlined by the City through the General Plan, South Scottsdale Area Plan, R1-18 zoning district, and the Planned Residential District.

CATTLETRACK VILLAGE

...

EXHIBIT 1



SITE DATA

EXISTING	
ZONING:	R1-43
GROSS AREA:	2.09 ± ACRES
NET AREA:	1.92 ± ACRES
PROPOSED	
ZONING:	R1-18 PRD
# OF LOTS:	4
GROSS DENSITY:	1.9 DU/AC
AMENDED DEVELOPMENT STANDARDS	
MIN. LOT AREA:	14,000 SF
MIN. LOT WIDTH:	100'
MIN. FRONT YARD SETBACK:	10'
MIN. SIDE YARD SETBACK:	10' & 0'
MIN. REAR YARD SETBACK (N/S):	20'
MAX BUILDING HEIGHT:	30'
*	BUILDING HEIGHT LIMITED TO ONE-STORY (24 FEET)

CATTLETRACK VILLAGE

...

EXHIBIT 2



LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south 4th avenue • tempe, arizona 85281 • 480.994.0994

CATTLETRACK VILLAGE

CONTEXT MAP

NORTH
 APPROX. SCALE: NTS
 1"=60' DRAWN BY: AH 4/20/16

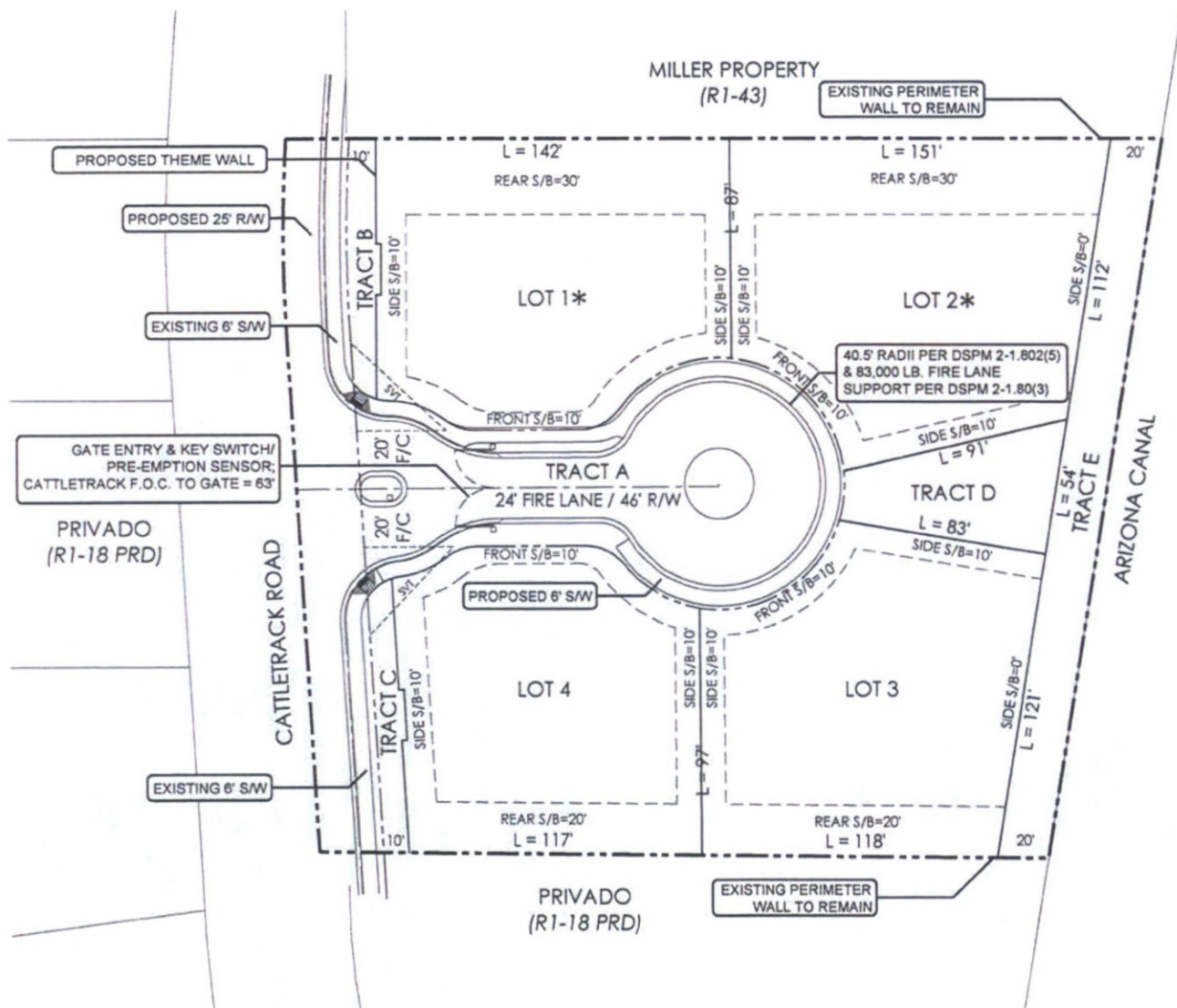
PRELIMINARY NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
 This document, together with the concepts and designs presented herein, is an instrument of service, is limited only for the specific purpose and client for which it is prepared. No use of and no reproduction of this document without written authorization and signature by LVA Urban Design Studio, L.L.C. shall be without liability to LVA Urban Design Studio, L.L.C.
 0:\1906-CATTLETRACK VILLAGE\CD\PLANNING\LVA-CONTEXT MAP.dwg Jun 30, 2016

19-ZN-2016
09/14/16

CATTLETRACK VILLAGE

...

EXHIBIT 3



SITE DATA

EXISTING

ZONING: R1-43
GROSS AREA: 2.09 ± ACRES
NET AREA: 1.92 ± ACRES

PROPOSED

ZONING: R1-18 PRD
OF LOTS: 4
GROSS DENSITY: 1.9 DU/AC
PARKING: 2 SPACES/UNIT TO BE PROVIDED IN GARAGE

AMENDED DEVELOPMENT STANDARDS

MIN. LOT AREA: 14,000 SF
MIN. LOT WIDTH: 100'
MAX BUILDING HEIGHT: 30'

* - BUILDING HEIGHT LIMITED TO ONE-STORY (24 FEET)

LOT / BLDG. SETBACK TABLE

LOT	AREA (SF)	PROPOSED SETBACKS		
		FRONT	SIDE	REAR
1	14,945	10'	10'	30'
2	16,152	10'	10' (WEST) / 10' (EAST)	30'
3	15,001	10'	10' (WEST) / 10' (EAST)	20'
4	13,748	10'	10'	20'

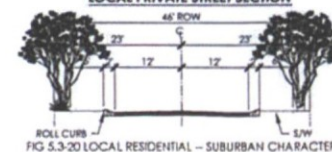
FIRE CONFORMANCE INFORMATION

- * ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
- * FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
- * UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
- * KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
- * GATE DETAIL CONSISTENT WITH DS&PM
- * ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS

TRACT TABLE

TRACT	AREA (SF)	USE	MAINTENANCE
A	13,042	PRIVATE STREET	HOA
B	1,087	COMMUNITY O/S	HOA
C	1,095	COMMUNITY O/S	HOA
D	3,079	COMMUNITY O/S	HOA
E	5,764	O/S & DRAINAGE	HOA

LOCAL PRIVATE STREET SECTION



CATTLETRACK VILLAGE

...

EXHIBIT 4



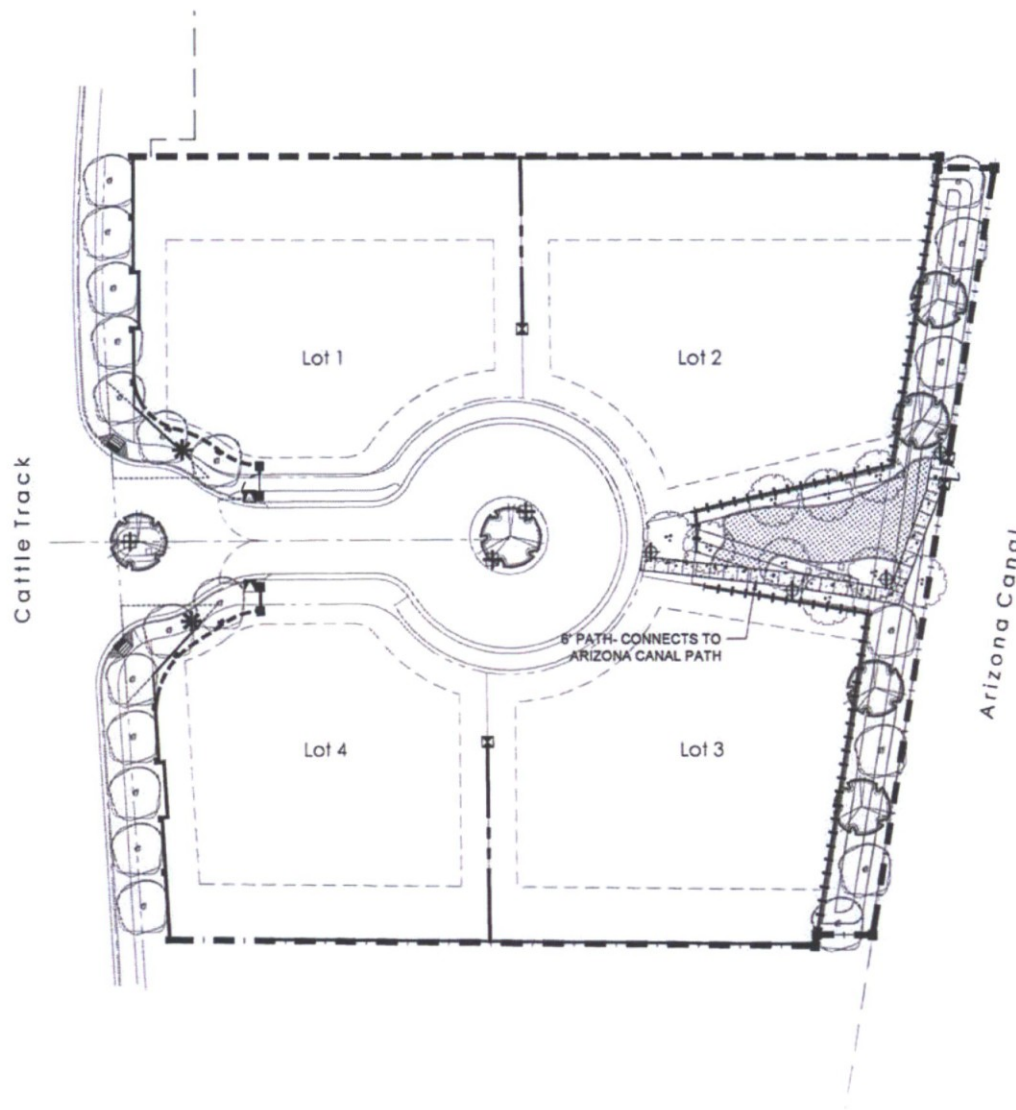
CATTLETRACK VILLAGE

...

EXHIBIT 5

	THEME WALL	304 L.F.
	VIEW FENCE 4' HIGH ON 2' HIGH WALL	90 L.F.
	PARCEL WALL	315 L.F.
	BUILDER WALL	132 L.F.
	EXISTING MASONRY WALL	530 L.F.
	RETAINING WALL PER CIVIL ENGINEER	380 L.F.
	THEME COLUMN TYPE-1	4 TOTAL
	8" X 24" BUMP-OUT	14 TOTAL
	THEME COLUMN TYPE-2	2 TOTAL
	ENTRY SIGNAGE	2 TOTAL
	PEDESTRIAN ACCESS GATES	2 TOTAL
	VEHICULAR ACCESS GATES	1 TOTAL

	WALL MOUNTED SCONCE	2 TOTAL
	IN-GRADE UPLIGHT	3 TOTAL
	POST MOUNT ON 10' POLE	3 TOTAL

[illegible]

CATTLETRACK VILLAGE

APPROX. SCALE: 1"=20'

NORTH

0000.0 DRAWN BY: TEAM 9/13/16

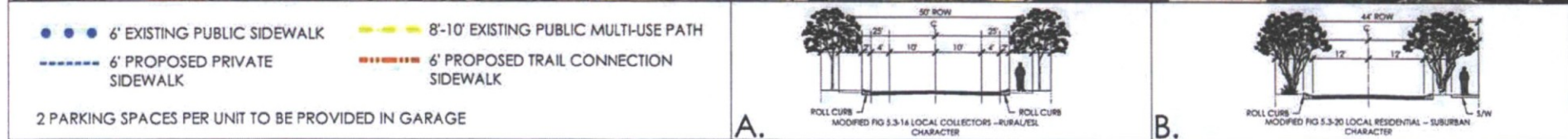
19-ZN-2016
09/14/16

PRELIMINARY NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT USA DESIGN DESIGN STUDIOS, L.L.C.

CATTLETRACK VILLAGE

...

EXHIBIT 6



APPROX. SCALE: 1"=30'

1606 DRAWN BY: AH 5/9/1

19-ZN-2016
09/14/16

CATTLETRACK VILLAGE

...

EXHIBIT 7

19-ZN-2016
09/14/16

ALL DISTURBED AREAS ARE TO HAVE "DESERT FLOP" DECOMPOSED GRANITE, MATCH COLOR AND SIZE OF SURROUNDING AREAS.

ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.

BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.

FIFTY PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED IN ARTICLE 1, DEFINITIONS, OF THE ZONING ORDINANCE. INDICATE BOTH THE COMPLIANT CALIFORNIA AND INDUSTRY STANDARDS BOX SIZE FOR THAT CALIPER IN THE PLANT PALETTE.

ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST.

NO SHRUB OR GROUND-COVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL EXCEED 2'-0" IN HEIGHT AT MATURITY, TYP.

MEDIAN LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE D&MA.

EMERGENCY ACCESS TO BE KEPT CLEAR.

THORNY TREES, SHRUBS, CACTI SHALL BE PLANTED SO THAT THEIR MATURITY SIZE - CANOPY WILL BE AT LEAST 4' AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING (DPSM SEC. 2-1.1001.13).

THE DEDICATION OF PUBLIC UTILITY EASEMENTS MAY RESTRICT THE LOCATION AND TYPE OF VEGETATIVE MATERIALS ALLOWED WITHIN THESE AREAS.

E. McDONALD ROAD

N. LAFAYETTE ROAD

N. CHAFFIN ROAD

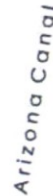
N. WESTERN ROAD

PROJECT SITE

SCALE: 1"=7.5'

Discipline	Company/Contact Info.
Developer	True Homes LLC David Reich 7831 E. Buena Vista Way Scottsdale AZ, 85250 602.751.6733
Landscape Architect	LVA Urban Design Studio Keith Janicavsky, P.A. 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 kjanicavsky@lvsdesign.com
Civil Engineer	David Evans & Associates Ramiel Georges 4600 E. Washington St., Suite 250 Phoenix, AZ 85034 602.474.9237

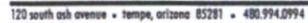
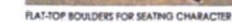
- 1 ENTRY GATES
- 2 PEDESTRIAN GATE
- 3 TRAIL CONNECTION SIDEWALK-COLORED CONCRETE
- 4 PROPOSED RETENTION
- 5 ROW
- 6 PUE
- 7 EXISTING SIDEWALK
- 8 FLAT-TOP BOULDERS FOR SEATING



<u>TREE</u>		<u>SIZE</u>	<u>QTY.</u>	<u>CALPER</u>
ACACIA GREGGII	CATCLAW ACACIA	24" BOX	-	1.01-.75"
CELTS RETICULATA	WESTERN HACKBERRY	24" BOX	-	1.01-1.5"
CHLOPSIS LINEARIS	DESERT WILLOW	24" BOX	-	1.01-1.5"
OLNEYA TESOTA	IRONWOOD	24" BOX	-	2.50-3.5"
PARKINSONIA FLORIDA	BLUE PALO VERDE	24" BOX	-	1.01-1.5"
PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	24" BOX	-	0.75-1.25"
PROSOPIS VELUTINA	VELVET MESQUITE	24" BOX	-	1.01-1.5"
QUERCUS TURBINELLA	SCRUB OAK	24" BOX	-	1.01-1.5"
<u>SHRUBS</u>		<u>SIZE</u>	<u>QTY.</u>	
AMBROSIA AMEROSICOIDES	GIANT BURSAGE	5 GAL.	-	
AMBROSIA DELTOIDEA	BURSAGE	5 GAL.	-	
CALLANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL.	-	
CALLANDRA ERIOPHYLLA	PINK FAIRY DUSTER	5 GAL.	-	
ERCAMERA LARICIFOLIA	TURPENTINE BUSH	5 GAL.	-	
EMOLANTICA EMORYI	EMORY'S CRUCIFIXION THORN	5 GAL.	-	
HYPTIS EMORYI	DESERT LAVENDER	5 GAL.	-	
JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL.	-	
LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL.	-	
PENSTEMON SP.	DESERT PENSTEMON	1 GAL.	-	
PSILOSTEMONE COOPERI	PAPERFLOWER	5 GAL.	-	
SPHAERALCEA AMIGDUA	DESERT GLOBE MALLOW	5 GAL.	-	
SMANDONIA CHINENSIS	JOJOBA	5 GAL.	-	
VIORERA DELTOIDEA	GOLDENYE	5 GAL.	-	
<u>ACCENTS</u>		<u>SIZE</u>	<u>QTY.</u>	
AGAVE WEBERI	WEBER AGAVE	5 GAL.	-	
CARNEGIEA GIGANTEA	SAGUARO	SPEAR	-	
DASYLIRION WHEELER	DESERT SPOON	5 GAL.	-	
FEROCACTUS CYLINDRACUS	COMPASS BARREL	5 GAL.	-	
FOUGUIERA SPLENDENS	OCOTILLO - 12 CANE MIN.	5 GAL.	-	
OPUNTIA ENGELMANNI	ENGELMANN'S PRICKLY PEAR	5 GAL.	-	
OPUNTIA FULGIDA	CHAIN FRUIT CHolla	5 GAL.	-	
YUCCA BACCATA	BANANA YUCCA	5 GAL.	-	
<u>GROUNDCOVERS</u>		<u>SIZE</u>	<u>QTY.</u>	
BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL.	-	
DALIA GREGGII	TRAILING INDIAN BUSH	1 GAL.	-	
DYSSODIA PENTACHAETA	GOLDEN DYSSODIA	1 GAL.	-	
MELAMPYRUM LEUCANTHUM	BLACKFOOT DASY	1 GAL.	-	
VERBENA RIGIDA	SANDPAPER VERBENA	1 GAL.	-	

TURF	SOD	150 S.F.
DECOMPOSED GRANITE	1/2" MINUS	GOLD - S.F.
SURFACE SELECT BOULDERS	1, 2, 3, 4 TON	TO MATCH D.G.

NOTE:
PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS
TO CONFORM TO CITY OF SCOTTSDALE DS&PM, SECTION 2-1.903.



CONCEPTUAL LANDSCAPE PLAN
SHEET 1 OF 2

PRELIMINARY - NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it is prepared. No use of and no reliance on this document without written authorization and adoption by 130 Urban Design Studio, LLC shall be without liability to 130 Urban Design Studio, LLC.
0.1640-CATTLETRACK VILLAS/PCAS/REVISIONS/01 (16-1606-Concept) 13 Plan.dwg Sep 12, 2016

APPROX. SCALE: 1"=20'

NORTH

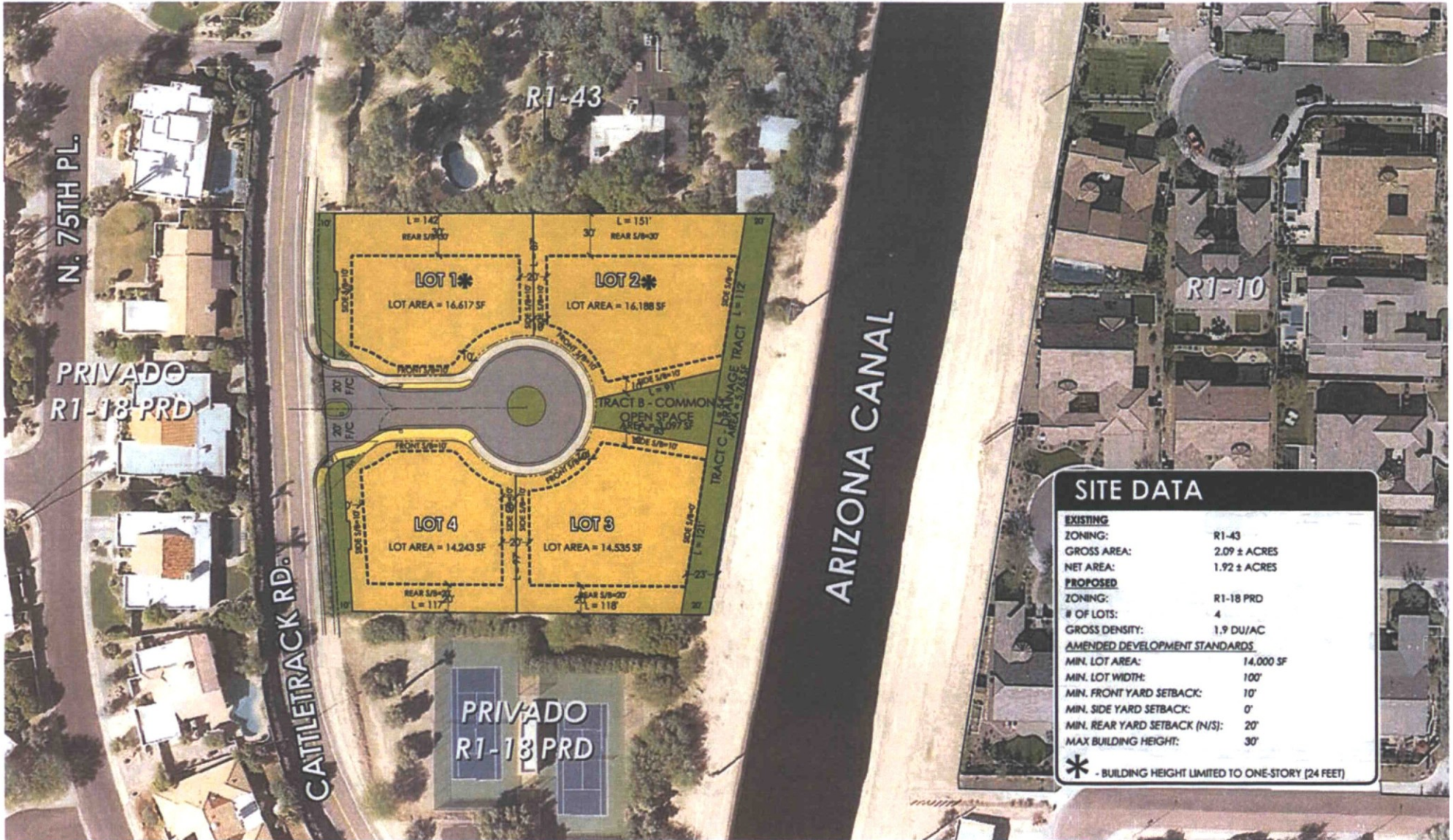
0000.0 DRAWN BY: TEAM 9/13/16

19-ZN-2016
09/14/16

CATTLETRACK VILLAGE

...

EXHIBIT 8



SITE DATA

EXISTING	
ZONING:	R1-43
GROSS AREA:	2.09 ± ACRES
NET AREA:	1.92 ± ACRES
PROPOSED	
ZONING:	R1-18 PRD
# OF LOTS:	4
GROSS DENSITY:	1.9 DU/AC
AMENDED DEVELOPMENT STANDARDS	
MIN. LOT AREA:	14,000 SF
MIN. LOT WIDTH:	100'
MIN. FRONT YARD SETBACK:	10'
MIN. SIDE YARD SETBACK:	0'
MIN. REAR YARD SETBACK (N/S):	20'
MAX BUILDING HEIGHT:	30'
* - BUILDING HEIGHT LIMITED TO ONE-STORY (24 FEET)	

CATTLETRACK VILLAGE

• • •

APPENDIX A

19-ZN-2016
09/14/16

LEGISLATIVE DRAFT OF THE PROPOSED AMENDED DEVELOPMENT STANDARDS

Sec. 5.300. - Single-family Residential (R1-18).

(Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 32), 4-3-12)

Sec. 5.301. - Purpose.

This district is intended to promote and preserve residential development. Lot size is such that a low density of population is still maintained. Land use is composed chiefly of individual homes, together with required recreation, religious and educational facilities as the basic elements of a balanced neighborhood.

Sec. 5.302. - Use regulations.

- A. Permitted uses. Buildings, structures or premises shall be used and building and structures shall hereafter be erected, altered or enlarged only for the following uses:
 - 1. Any use permitted in the (R1-43) single-family residential district. (see section 5.102A).
- B. Permitted uses by conditional use permit. Any use permitted by conditional use permit in the (R1-43) single-family residential district. (see section 5.102B).

(Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.303. - Reserved.

Editor's note— Ord. No. 4164, § 1(Res. No. 9857, § 1, Exh. A, § 10), adopted Aug. 25, 2014, repealed § 5.303 which pertained to approvals required and derived from Ord. No. 3225, § 1, adopted May 4, 1999.

Sec. 5.304. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-18 district:

- A. Lot area.
 - 1. Each lot shall have a minimum area of not less than fourteen thousand (14,000) ~~eighteen thousand (18,000)~~ square feet.
 - 2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.
- B. Lot dimensions.
 - 1. Width. All lots shall have a minimum width of one hundred (100) ~~one hundred twenty (120)~~ feet.
- C. Density. There shall not be more than one (1) single-family dwelling unit on any one (1) lot.
- D. Building height. No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.
- E. Yards.
 - 1. Front Yard.

- a. There shall be a front yard having a depth of not less than ten (10) ~~thirty-five (35)~~ feet.
 - b. Where lots have a double frontage on two (2) streets, the required front yard of ten (10) ~~thirty-five (35)~~ feet shall be provided on both streets.
 - c. On a corner lot, the required front yard of ten (10) ~~thirty-five (35)~~ feet shall be provided on each street. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.
2. Side Yard. There shall be a side yard on each side of a building having a width of not less than zero (0) ~~ten (10)~~ feet.
 3. Rear Yard. There shall be a rear yard having a depth of not less than twenty (20) ~~thirty (30)~~ feet.
 4. Other requirements and exceptions as specified in article VII.
- F. Distance between buildings.
1. There shall be not less than ten (10) feet between an accessory building and the main building.
 2. The minimum distance between main buildings on adjacent lots shall not be less than twenty (20) feet.
- G. Walls, fences and landscaping. Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.
- H. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

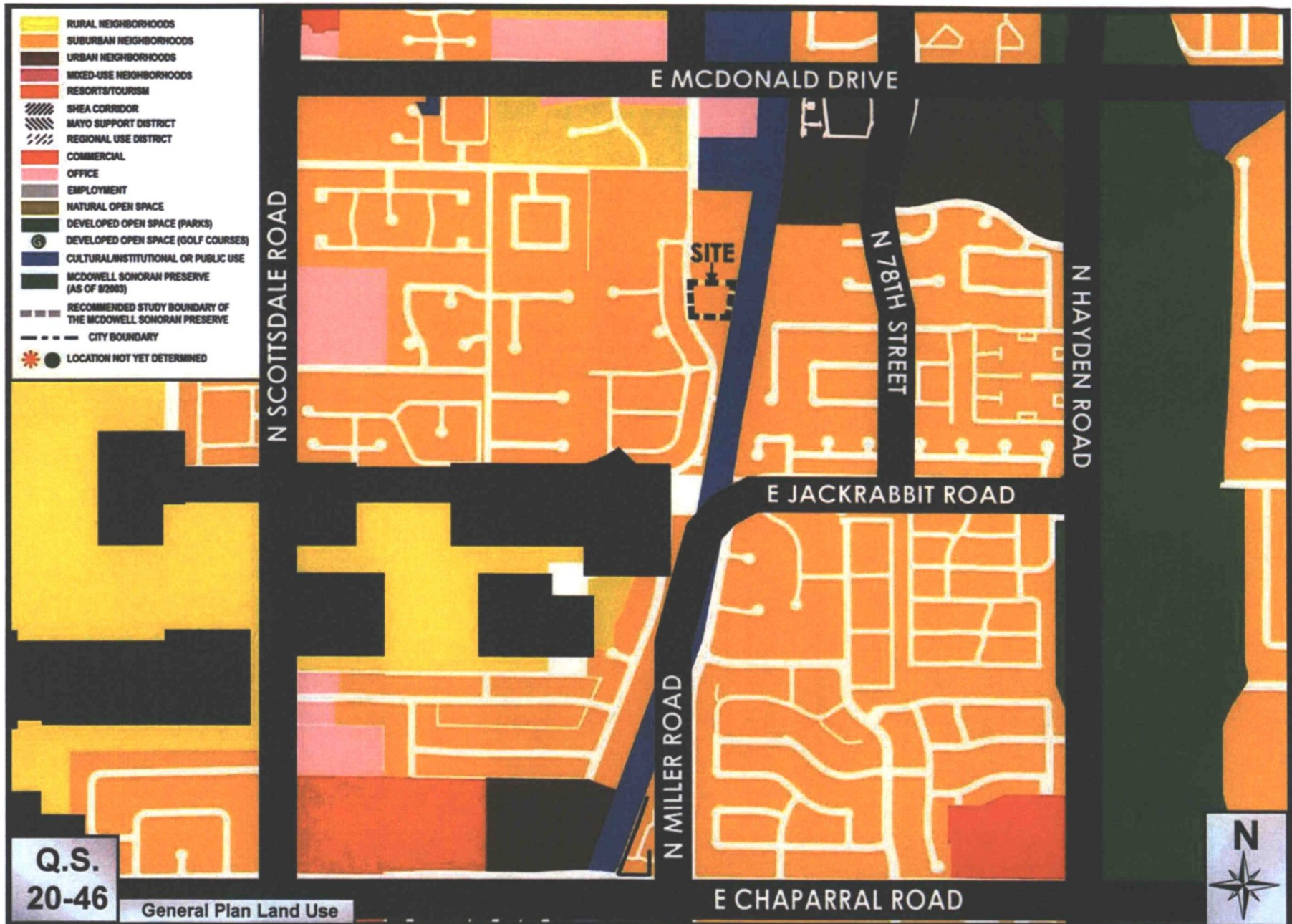
(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 33), 4-3-12)

Sec. 5.305. - Off-street parking.

The provisions of article IX shall apply.

Sec. 5.306. - Signs.

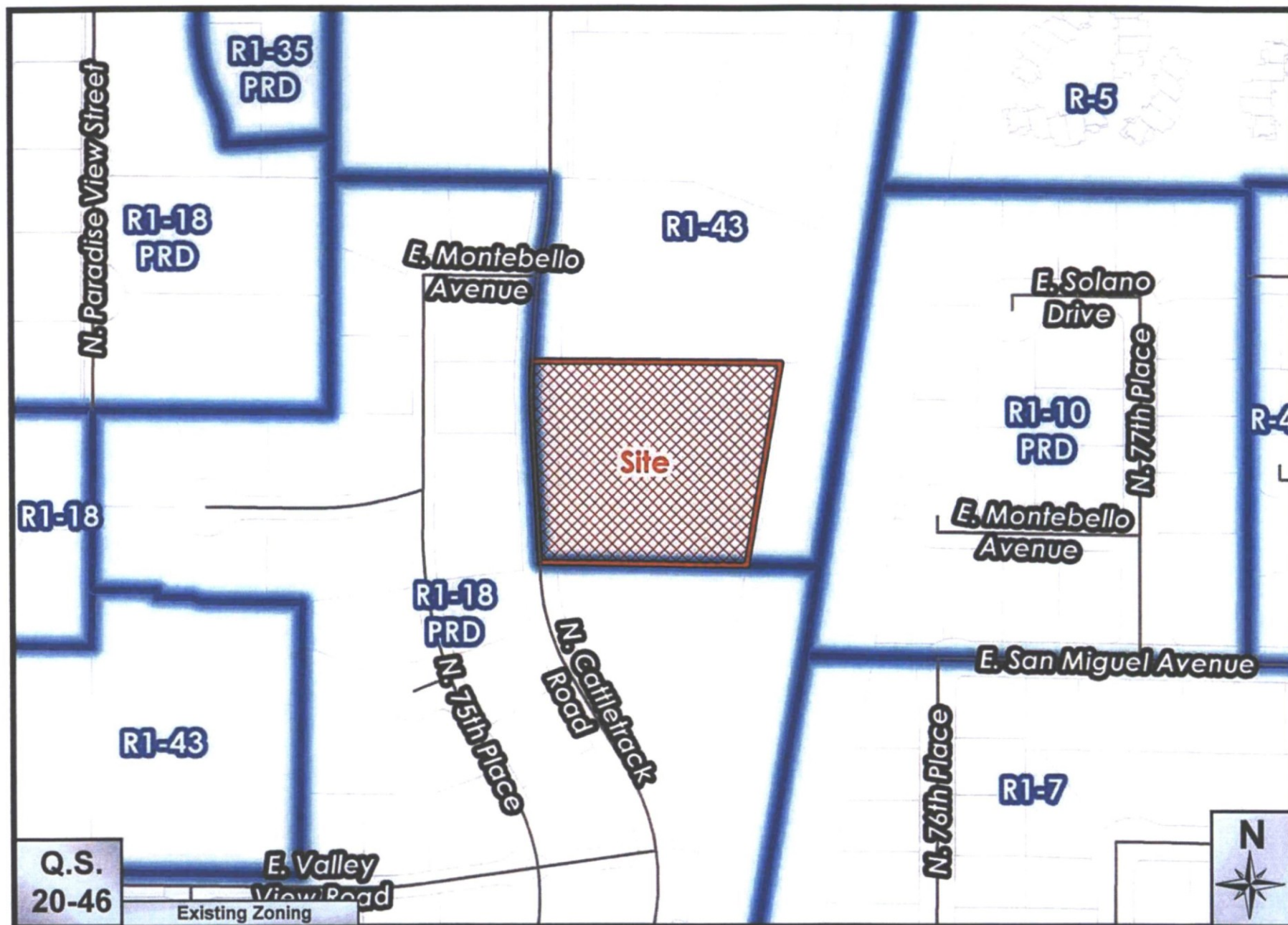
The provisions of article VIII shall apply.



Cattletrack Village

ATTACHMENT #7

19-ZN-2016



Cattletrack Village

ATTACHMENT #8

19-ZN-2016

CATTLETRACK VILLAGE - CITIZEN REVIEW REPORT

1. MEETING 1 – April 26, 2016

On Tuesday, April 26, 2016, a public neighborhood meeting was held at Mohave Middle School's library/media room from 6:00pm-7:00pm. Letters with an attached site plan were mailed to; residents within a 750' radius and City of Scottsdale "additional to be informed" on April 11th, fifteen days prior to the meeting.

Five exhibit boards (context, general plan, zoning, site plan, and elevations) were posted around the library. Participants were encouraged to sign in, tour the exhibits with the applicant team, and ask or write comments or concerns. Six residents attended the meeting. Two written comments/concerns have been received from SRP and ADOT.

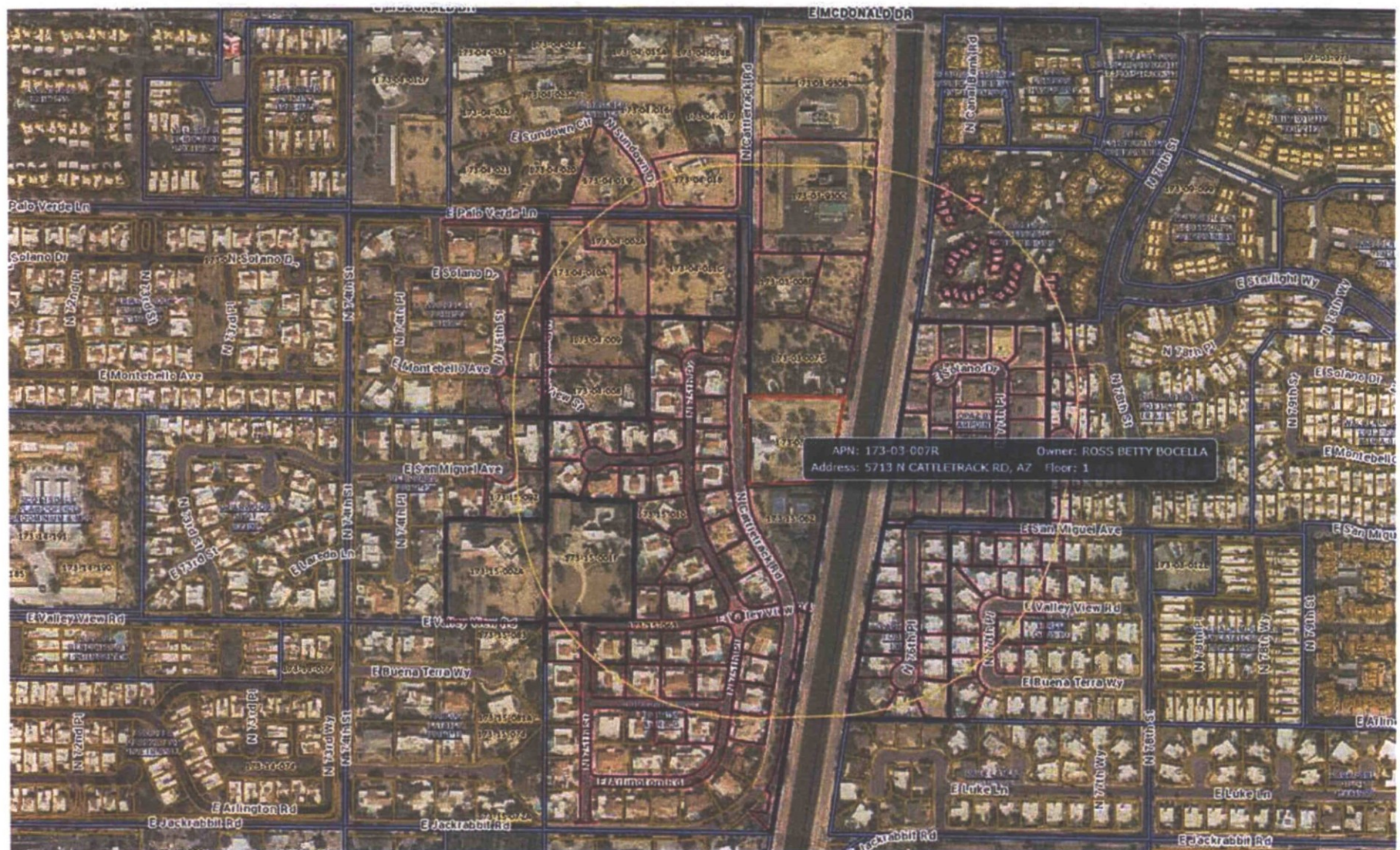
Most participants were from the Privado Village neighborhood, west of the site. The neighbors that attended the meeting were mostly curious about the proposed development, some residents verbalized their support for the redevelopment, saying that the area was in need of gentrification. Conversations about the community tying into the Arizona Canal trail system, future of the current home on the site, construction timeline, price point of homes, and overall architecture lead the discussion.

At this time the applicant remains sensitive to the community's opinions, but does not see any prominent concerns to four lot site plan.

ATTACHEMENTS

1. Map of notified neighbors (750 feet)
2. List of names and contact information for contacted parties
3. Notification Letters
4. Open house sign-in sheets
5. Comment responses
6. Affidavit of sign posting

750' NOTIFICATION BUFFER



April 11, 2016

Re: Cattletrack Village: Neighborhood Meeting Announcement

Dear Neighbor/Property Owner:

We are Landscape Architects and Land Planners seeking approval for a 4-lot community near your home/property. The site is currently occupied by a residential home, located at 5713 N. Cattletrack Rd. in Scottsdale, AZ.

We are inviting you to an upcoming neighborhood meeting to provide information about our design and the application process.

Within the coming weeks, we will be submitting an application to the City of Scottsdale requesting to amend the zoning on the property from the existing R1-43 (Single Family Residential, 1 dwelling unit per acre) to R1-18 PRD (Single Family Residential Planned Residential District, 2 dwelling units per acre). The proposed zoning change is in conformance with the City's General Plan that identifies the land use on the property as Suburban Neighborhoods (1-8 dwelling units per acre). Our proposal intends to maintain conformance with this requirement by providing 4 single family homes on the 2+/- acre property.

The requested zoning change will allow for large lot, single story private homes, enhanced community open space located along the Arizona Canal, and a gated vehicular access from Cattletrack Road.

As part of our ongoing effort to provide information and address questions from neighbors and property owners, we will be hosting a neighborhood meeting to discuss our plans and to gather feedback.

DATE: Tuesday, April 26, 2016

TIME: 6:00pm

**LOCATION: Mohave Middle School's Library/Media Room
(8490 E Jackrabbit Rd, Scottsdale, AZ 85250)**

Thank you for your time and interest! If you are unable to attend the neighborhood meeting and wish to provide input, please contact myself or the City of Scottsdale. Comments will be made part of the public record for inclusion in the case file.

Sincerely,



Alex Stedman
Planning Manager
LVA Urban Design Studio
Email: astedman@lvadesign.com

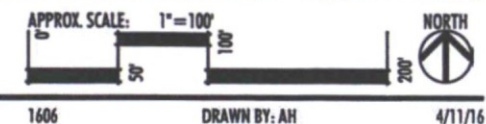


SITE DATA	
EXISTING ZONING:	R1-43
PROPOSED ZONING:	R1-18 PRD
GROSS AREA:	2.08 ± ACRES
NET AREA:	1.92 ± ACRES
PROPOSED # OF LOTS:	4
GROSS DENSITY:	2 DU/AC

LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south ash avenue • tempe, arizona 85281 • 480.994.0994

CATTLETRACK VILLAGE

CONCEPTUAL SITE PLAN



PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, L.L.C. shall be without liability to LVA Urban Design Studio, L.L.C.
 U:\1606-CATTLETRACK VILLAGE\CAD\PLANNING\LVA-1606-CONCEPTUAL LOTTING STUDY.dwg Apr 11, 2016



April 1, 2016

Superintendent
Scottsdale School District
3811 N. 44th St.
Phoenix, AZ 85018

Dear Madam or Sir,

This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article 1, Administration and Procedures, Section 1.1500, Collaborative City and School Planning.

Please be advised that we are applying for a rezoning application that will seek to modify the residential zoning on a 2 acre property resulting in greater residential density allowed on the subject property. The property is currently zoned as R1-43 (one residential unit per acre). Our application will result in a total of four units allowed, an increase of three homes.

Enclosed please find a location map, site plan, and the Determination Form required by the City per the above Ordinance. If you would like to schedule a meeting to discuss the proposal I can be reach by the below contact information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alex Stedman'.

Alex Stedman
LVA Urban Design Studio LLC
(480) 994-0994
astedman@lvadesign.com

Cc: City of Scottsdale Current Planning Department



LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south oak avenue • tempe, arizona 85281 • 480.994.8994

CATTLETRACK VILLAGE

CONTEXT MAP

APPRIAL SCALE: NTS

1/8" = 100' DRAWN BY: AH



3/31/16

PRELIMINARY - NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concept and design presented herein, is an instrument of service, to be used only for the specific project and site for which it is prepared. It is not to be used for any other project or site without the written consent and signature of LVA Urban Design Studio, L.L.C. and shall be without liability to LVA Urban Design Studio, L.L.C. if used for any other project or site without the written consent and signature of LVA Urban Design Studio, L.L.C. 10/20/2015

APPROX. SCALE: 1" = 50'

NORTH

25' 50' 100'

1606 DRAWN BY: AH 4/1/



SCHOOL DISTRICT

Determination of Adequate Facilities

City of Scottsdale Project Number: 55 -PA- 2016

Project name: Cattletrack Village

Project Location 5713 N. Cattletrack Rd. Scottsdale, AZ 85250

Applicant Name: Alex Stedman - LVA Urban Design Studio, LLC Phone: (480)994-0994

Applicant E-mail: astedman@lvadesign.com Fax: _____

School District: Scottsdale School District

I, _____ hereby certify that the following determination has been made in regards to the Referenced project:

- ☐ The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- ☐ The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- ☐ The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- ☐ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- ☐ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- ☐ Maps of the attendance areas for elementary, middle and high schools for this location.
- ☐ Calculations of the number of students that would be generated by the additional homes.
- ☐ School capacity and attendance trends for the past three years.

Or;

I, _____, hereby request a thirty (30) day extension of the original discussion and response time.

Superintendent or Designee

Date

Planning and Development Services Department

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

Project: Neighborhood Meeting – Cattletrack Village - 1606

Location: Mohave Middle School – Media/Library Room

Date and Time: Tuesday, April 26, 2016

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
1	Joe Veranth	7501 E Arlington Rd	480-483-0192	veranth@aloh mit.edu
2	Lauren Veranth	" " "	480-483-0192	t2@veranth.org
3	ELLEN LEWIS	7718 E. VALLEY VIEW RD		ellenlewis@ earthlink.net
4	Walt & Keshy Johnson	5519 N. 75 th Place	480-947-2080	
5	Janet Canale	Laguna San Juan - Pecos Ln	480-254-2748	
6	Terry Luperon	7513 E. BUENA TERRA	602-810-1784	tjlarp@ gmail.com
7				
8				
9				
10				



Alisse Highley <ahighley@lvadesign.com>

Fwd: Cattletrack Village, Neighborhood Meeting

1 message

Alex Stedman <astedman@lvadesign.com>
To: Alisse Highley <ahighley@lvadesign.com>

Mon, Apr 18, 2016 at 2:16 PM

Alex Stedman
LVA Urban Design Studio
Cell: (602) 292-8168

Begin forwarded message:

From: Bob Patoni <BPatoni@azdot.gov>
Date: April 18, 2016 at 8:04:26 AM MST
To: "astedman@lvadesign.com" <astedman@lvadesign.com>
Cc: Vanessa Nunez <VNunez@azdot.gov>
Subject: Cattletrack Village, Neighborhood Meeting

RE: Cattletrack Village

Proposed zoning change thru City of Scottsdale

Attention: Alex Stedman, Planning Manager, LVA Urban Design Studio

Thank you for the notice of proposed zoning change for the above-referenced development.

ADOT has no comment on zoning matters.

Thank you for the opportunity to review and comment.

Bob Patoni, SR/WA

4/18/2016

LVA Urban Design Studio LLC Mail - Fwd: Cattletrack Village, Neighborhood Meeting

Right of Way Project Coordinator

205 S. 17th Ave. MD: 612E

Phoenix, AZ 85007

602-712-6126

WWW.AZDOT.GOV



Confidentiality and Nondisclosure Notice: This email transmission and any attachments are intended for use by the person(s)/entity(ies) named above and may contain confidential/privileged information. Any unauthorized use, disclosure or distribution is strictly prohibited. If you are not the intended recipient, please contact the sender by email, and delete or destroy all copies plus attachments.



P. O. Box 52025
Phoenix, AZ 85072-2025
(602) 236-5900
www.srpnet.com

April 14, 2016

Alex Stedman
LVA Design Studios
120 South Ash Ave
Tempe Arizona 85281

RECEIVED

APR 14 16

LVA Urban Design

RE: Cattletrack Village 5713 N Cattletrack Rd, Scottsdale Arizona; Section 14, T2N, R4E NE; NW

Dear Mr. Stedman:

We have received your letter of April 11, 2016 regarding the approval process of the above referenced development.

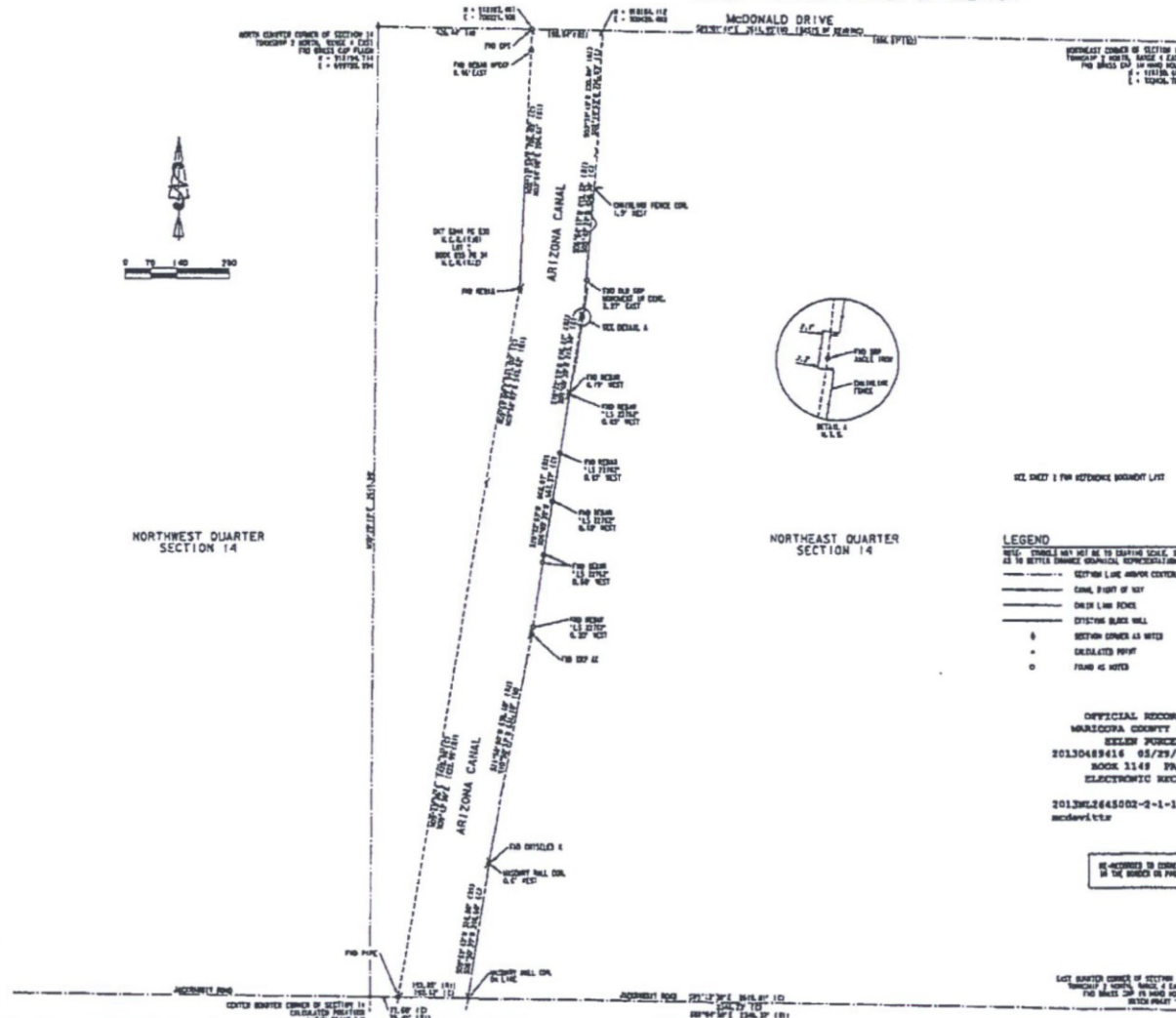
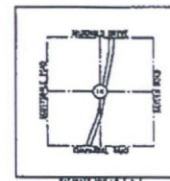
Enclosed for your reference is an Amended Right of Way Map showing the operational limits of the Arizona Canal; the map was recorded May 29, 2013. Please don't hesitate to contact me if you have questions about the boundaries of the United States land adjacent to our development.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joel Gilmore", is written over a large, stylized circular flourish.

Joel Gilmore
Supervisor
Land Rights Management-Water
602-236-3150
Joel.Gilmore@srpnet.com

OF RIGHT OF WAY MAP RECORDED IN BOOK 1145, PAGE 9, MARICOPA COUNTY RECORDER,
A PORTION OF THE ARIZONA CANAL LOCATED IN OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA
OWNER - UNITED STATES OF AMERICA



KNOW ALL MEN BY THESE PRESENTS, That I, **JOHN F. KENNEDY**, President of the United States of America, do hereby certify that the following is a true and correct copy of the original document as it appears in the files of the Department of State:

GRID COORDINATES OF THESE POINTS WERE BASED UPON CONTINUOUSLY OPERATING
STATIONARY PLATFORM SYSTEMS.

PLANT NAME: CYCLOPS

100/1000 21" x 21" 25.175718
 1000/1000 101" x 41" 26.336318

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 4 EAST OF THE 6TH AND 5TH RIVERS WELLSHOIR, MARICOPA COUNTY, ARIZONA, BEARING SOUTH 89°00'42" EAST IS BASED ON BEIL SOUTH, AZORES, CONTROL ZONE, NEAT 83 100821.

CP#	COSTON PICKER SPINALE
DET	SHOET
FID	THEME
L3	REGISTERED LAND SURVEYOR
N.C.R.	NANTICOKS COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
W	STTB

41. NO LIABILITY IS ACCEPTED BY THE LAND-BUREAUS DIVISION FOR ANY USE OF THE DATA OTHER THAN AS A GENERAL INDICATION OF APPROXIMATE LOCATION, RELATIONSHIPS BETWEEN THE VARIOUS DATA-SERIES AS NOTED, AND, AS COMBINED.

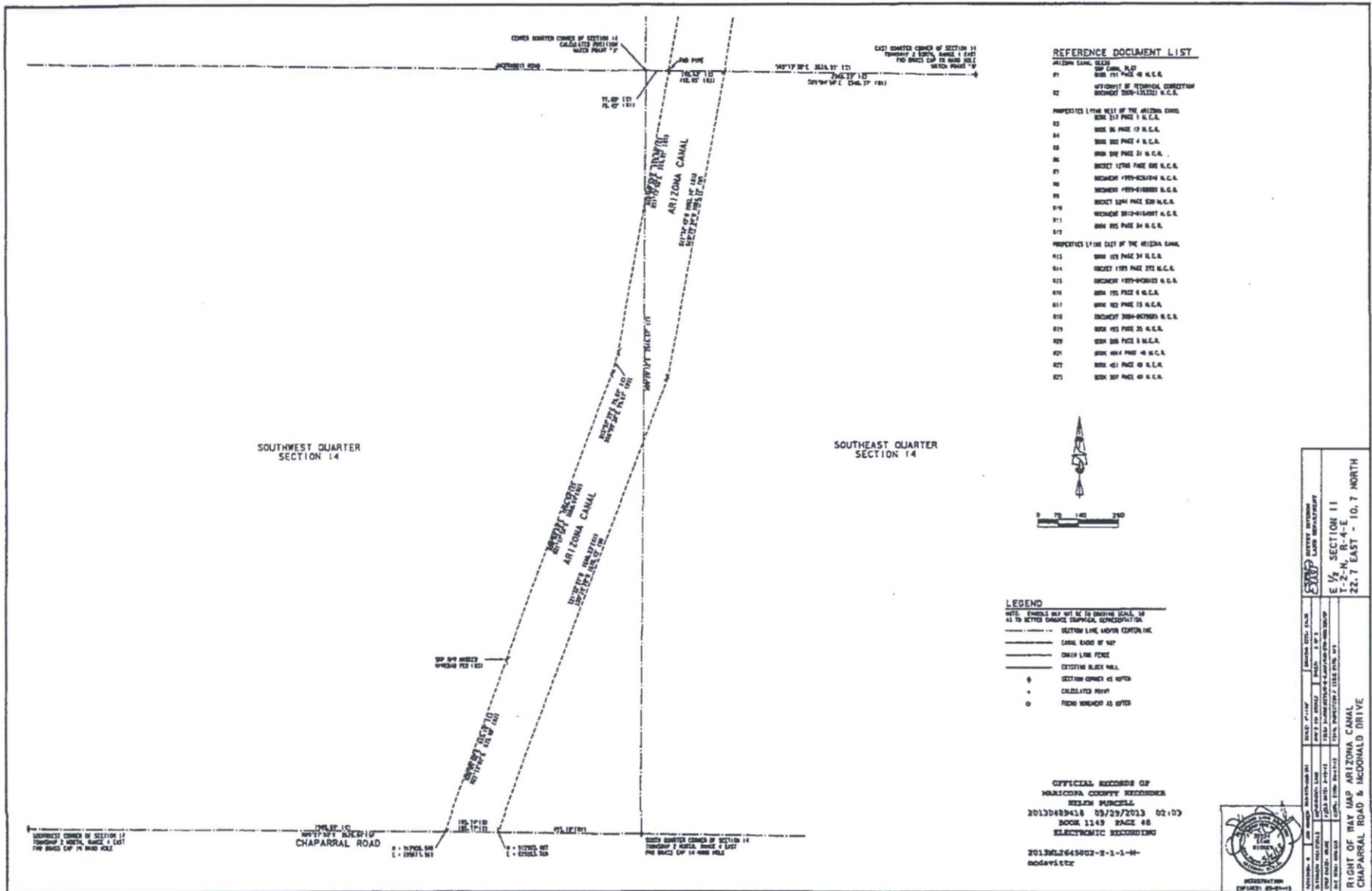
11. THIS MAP IS NOT AN AUSTRIA-BORDERING COUNTRY THEREFORE NO BORDERLINE MUST BE.

CERTIFY, CERTIFICATION
THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT
REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION
REGARDING FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND
DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

1. I, TAM BUCKLEY, A PROFESSIONAL LICENSED SURVEYOR IN THE STATE OF ARIZONA, AFFIRM THAT THIS REPORT OF MY MAP WAS DEVELOPED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MARCH, 2013.

7745 BUCKLEY
NORTHSHORE LAGOON DRIVE, SUITE 100
P.O. BOX 1000
PHOENIX, AZ 85077-0001
602-736-3151

SECTION 8	ALL OTHERS	SECTION 9	SECTION 10	SECTION 11	SECTION 12	SECTION 13	SECTION 14	SECTION 15	SECTION 16	SECTION 17	SECTION 18	SECTION 19	SECTION 20	SECTION 21	SECTION 22	SECTION 23	SECTION 24	SECTION 25	SECTION 26	SECTION 27	SECTION 28	SECTION 29	SECTION 30	SECTION 31	SECTION 32	SECTION 33	SECTION 34	SECTION 35	SECTION 36	SECTION 37	SECTION 38	SECTION 39	SECTION 40	SECTION 41	SECTION 42	SECTION 43	SECTION 44	SECTION 45	SECTION 46	SECTION 47	SECTION 48	SECTION 49	SECTION 50	SECTION 51	SECTION 52	SECTION 53	SECTION 54	SECTION 55	SECTION 56	SECTION 57	SECTION 58	SECTION 59	SECTION 60	SECTION 61	SECTION 62	SECTION 63	SECTION 64	SECTION 65	SECTION 66	SECTION 67	SECTION 68	SECTION 69	SECTION 70	SECTION 71	SECTION 72	SECTION 73	SECTION 74	SECTION 75	SECTION 76	SECTION 77	SECTION 78	SECTION 79	SECTION 80	SECTION 81	SECTION 82	SECTION 83	SECTION 84	SECTION 85	SECTION 86	SECTION 87	SECTION 88	SECTION 89	SECTION 90	SECTION 91	SECTION 92	SECTION 93	SECTION 94	SECTION 95	SECTION 96	SECTION 97	SECTION 98	SECTION 99	SECTION 100
SECTION 8	ALL OTHERS	SECTION 9	SECTION 10	SECTION 11	SECTION 12	SECTION 13	SECTION 14	SECTION 15	SECTION 16	SECTION 17	SECTION 18	SECTION 19	SECTION 20	SECTION 21	SECTION 22	SECTION 23	SECTION 24	SECTION 25	SECTION 26	SECTION 27	SECTION 28	SECTION 29	SECTION 30	SECTION 31	SECTION 32	SECTION 33	SECTION 34	SECTION 35	SECTION 36	SECTION 37	SECTION 38	SECTION 39	SECTION 40	SECTION 41	SECTION 42	SECTION 43	SECTION 44	SECTION 45	SECTION 46	SECTION 47	SECTION 48	SECTION 49	SECTION 50	SECTION 51	SECTION 52	SECTION 53	SECTION 54	SECTION 55	SECTION 56	SECTION 57	SECTION 58	SECTION 59	SECTION 60	SECTION 61	SECTION 62	SECTION 63	SECTION 64	SECTION 65	SECTION 66	SECTION 67	SECTION 68	SECTION 69	SECTION 70	SECTION 71	SECTION 72	SECTION 73	SECTION 74	SECTION 75	SECTION 76	SECTION 77	SECTION 78	SECTION 79	SECTION 80	SECTION 81	SECTION 82	SECTION 83	SECTION 84	SECTION 85	SECTION 86	SECTION 87	SECTION 88	SECTION 89	SECTION 90	SECTION 91	SECTION 92	SECTION 93	SECTION 94	SECTION 95	SECTION 96	SECTION 97	SECTION 98	SECTION 99	SECTION 100





Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☒ Project Under Consideration Sign (White)

☐ Public Hearing Notice Sign (Red)

Case Number: 55-PA-2016

Project Name: _____

Location: 5713 N. Cattletrack Rd.

Site Posting Date: April 13, 2016

Applicant Name: LVA Urban Design Studio

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

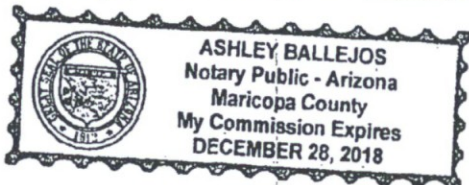
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Pamela S. S. S.
Applicant Signature

4-13-16
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 13 day of _____



Notary Public

My commission expires: _____

City of Scottsdale -- Current Planning Division

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

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Tuesday, April 26, 2016

Time: 6:00 P.M.

Location: Mohave Middle School Library/Media Room

Site Address: 5713 N. Camelback Rd., Scottsdale, AZ 85258

Project Overview:

- Description of Request: A request to rezone the subject property from R1-43 to R1-1B PRD
- Description of Project and Proposed Use: The proposal would create a 4-lot single-family residential community on 2 acres.
- Site Acreage: 2.0 Acres
- Site Zoning: R1-43

Applicant Contact:

Alex Stegman 480-994-0984
astegman@wadesign.com

City Contact:

Jesus Murillo 480-312-7849
jmurillo@scottsdaleaz.gov

Pre-Application #: 55-PA-2016 Available at City of Scottsdale: 480-312-7000

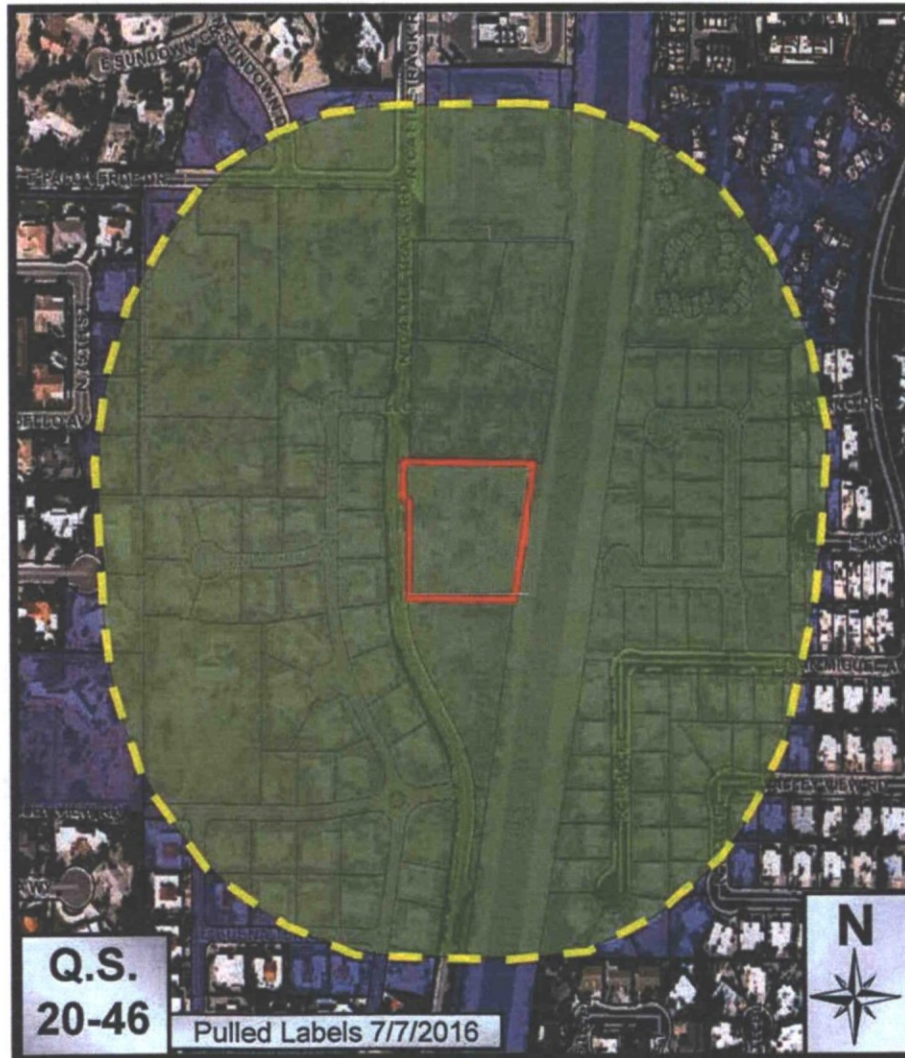
Project information may be researched at:
<http://www.scottsdaleaz.gov/projects>

Posting Date: 4/12/16

Penalty for removing or defacing sign prior to date of last hearing: Applicant Responsible for Sign Removal.

04/13/2016 11:14:25

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-foot
208 Postcards

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor
- City Website-Projects in the hearing process

Cattletrack Village

19-ZN-2016



**SCOTTSDALE PLANNING COMMISSION
DESIGN STUDIO
7506 E. INDIAN SCHOOL RD.
SCOTTSDALE, ARIZONA**

WEDNESDAY, NOVEMBER 9, 2016

DRAFT SUMMARIZED MEETING MINUTES

PRESENT: Matthew Cody, Vice Chair
Larry S. Kush, Commissioner
David Brantner, Commissioner
Paul Alessio, Commissioner

ABSENT: Michael Edwards, Chair
Ali Fakhri, Commissioner
Michael J. Minnaugh, Commissioner

STAFF: Tim Curtis
Joe Padilla
Randy Grant
Brad Carr
Jesus Murillo
Bryan Cluff
Phil Kercher
John Bartlett
Alex Acevedo
Lorraine Castro

CALL TO ORDER

Vice Chair Cody called the regular session of the Scottsdale Planning Commission to order at 5:01 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

ATTACHMENT #11

MINUTES REVIEW AND APPROVAL

1. Approval of October 26, 2016 Regular Meeting Minutes including the Study Session.

COMMISSIONER BRANTNER MOVED TO APPROVE THE OCTOBER 26, 2016 REGULAR MEETING MINUTES INCLUDING THE STUDY SESSION, SECONDED BY COMMISSIONER ALESSIO, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FOUR (4) TO ZERO (0).

EXPEDITED AGENDA

2. 9-UP-2015#2 (Level Up)
Request approval of a Conditional Use Permit Renewal for a Medical Marijuana Use (dispensary) in an existing +/- 3,770-square foot facility with Industrial Park (I-1) zoning located at 14980 N. 78th Way. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is C. Michael Colburn, 480-209-6424.
3. 10-UP-2015#2 (Byers Dispensary Renewal)
Request approval of a Conditional Use Permit Renewal for a Medical Marijuana Use (dispensary) in an existing +/- 6,800-square foot facility with Industrial Park (I-1) zoning located at 15190 N. Hayden Road. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Amanda Coats, 253-225-9128.
4. 8-UP-2016 (Vines & Hops)
Request by owner for a Conditional Use Permit for a Bar on a +/- 2,400-square foot site with Central Business District, Parking Regulations, Downtown Overlay and Parking District Vehicle Parking, Downtown Overlay (C-2/P-3 DO & P-2 DO) zoning located at 4216 N. Brown Avenue. Staff contact person is Dan Symer, AICP, 480-312-4218. Applicant contact person is Erica Rocush, 520-237-3212.
5. 19-ZN-2016 (Cattletrack Village)
Request by applicant to rezone a +/- 2.1-acre site from Single-family Residential District (R1-43), to Single-family Residential District, Planned Residential District (R1-18/PRD) with approval of a Development Plan and Amended Development Standards, on a site located at 5713 N. Cattletrack Road. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Alex Stedman, 480-994-0994.

Item No's 2, 3, 4 and 5: Recommended to City Council for approval of cases 9-UP-2015#2, 10-UP-2015#2, 8-UP-2016 and 19-ZN-2016, by a vote of 4-0; Motion by Commissioner Brantner, per staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met and after determining that the proposed Zoning District Map Amendment, Development Plan and Amended Development Standards are consistent and conform with the adopted General Plan, 2nd by Commissioner Kush.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

REGULAR AGENDA

6. 7-ZN-2016 (Palmeraie)

Request by owner for a Zoning District Map Amendment from Resort/Townhouse Residential (R-4R) zoning to Planned Regional Center (PRC) zoning, with approval of a Development Plan, on a +/-20-acre site located at 6990 N. Scottsdale Road. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is George Pasquel III, 602-230-0600.

Item No. 6: Recommended to City Council for approval of case 7-ZN-2016, by a vote of 4-0; Motion by Commissioner Kush, per the staff recommended stipulations after determining that the proposed Zoning District Map Amendment including approval of the Development Plan are consistent and conform with the adopted General Plan, 2nd by Commissioner Alessio.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:29 p.m.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: December 15, 2016 Item No.
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Scottsdale Fashion Square 25-ZN-2015

Location: Generally the Northwest corner of N. Scottsdale Road and E. Camelback Road, with E. Highland Avenue as the north boundary and N. 68th Street as the west boundary, and an area south of Camelback Road and bordered by N. Marshall Way, E. Via Soleri Drive, and N. Goldwater Boulevard.

Request: Pursuant to the Planned Block Development Overlay District (PBD) requirements of the Downtown (D) zoning district, the applicant is requesting a recommendation from the Development Review Board to the Planning Commission and City Council regarding the proposed Development Plan for a Zoning District Map Amendment (25-ZN-2015) from Downtown/Regional Commercial Office - Type 2, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO) to Downtown/Downtown Regional Use - Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO).

OWNER

Scott Nelson - Macerich
602-953-6200

ARCHITECT/DESIGNER

Nelsen Partners, Inc.
480-949-6800

APPLICANT CONTACT

John Berry
Berry Riddell, LLC
480-385-2727

BACKGROUND

Zoning

The site is zoned Downtown/Regional Commercial Office – Type 2, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO). The proposed zoning is Downtown/Downtown Regional Use – Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO). The D/DRU-2 district

is the comparable current Downtown sub-district for the existing zoning designation and allows a mixture of commercial, residential, and service type uses in a mixed-use development format.

Context

The site consists of the existing Scottsdale Fashion Square property which is roughly bound by N. Scottsdale Road on the east, E. Camelback Road on the south, E. Highland Avenue on the north, and the N. 68th street on the west. The subject site also extends south of E. Camelback Road to E. Via Soleri Drive, encompassing Nordstrom's department store and the Nordstrom's garage. The subject site does not include the Dillard's department store and associated surface parking, or the Amtrust Tower.

Adjacent Uses and Zoning

- North Multi-family residential (Optima Camelview), zoned Downtown/Regional Commercial Office – Type 2, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO), and Single-family residential, zoned Single-family residential (R1-10) district.
- South Mixed-use (Scottsdale Waterfront), zoned Downtown/Regional Commercial Office – Type 2, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO).
- East Vehicle sales, retail, and multi-family residential uses zoned C-2 DO, C-3 DO, and Downtown/Regional Commercial Office – Type 2, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO),
- West Multi-family residential and hotel uses, zoned Multi-family residential (R-5) district.

Key Items for Consideration

- Downtown Plan Character and Design Goals and Policies
- Planned Block Development Overlay Criteria
- Downtown Urban Design and Architectural Guidelines

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is requesting a zoning district map amendment to the Downtown/Downtown Regional Use–Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO) zoning district. The zoning district map amendment is amending the existing PBD, establishes the framework for future development of the mall property, and proposes 150 feet of building height. Pursuant to the Planned Block Development Overlay District (PBD) requirements of the Downtown (D) zoning district, the applicant is proposing to establish site development standards and is requesting a recommendation from the Development Review Board to the Planning Commission and the City Council regarding proposed site development standards. The applicant is also seeking review of the Development Plan for the proposal, which includes the conceptual future development plan, building height & stepbacks plan, inclined stepback requirements, pedestrian and vehicular circulation plan, and landscape and architectural design guidelines.

Associated with the zoning district map amendment is a request for an Infill Incentive district (1-II-2016). The purpose of the Infill Incentive request is to amend the required inclined stepback plane for buildings within 300 feet of the Downtown Boundary. The subject area of the Infill Incentive application is limited to the northeastern corner of the development plan and the proposed amendments are reflected in the proposed site development standards and the proposed inclined

stepback planes in the Development Plan.

Neighborhood Communication

Surrounding property owners within 750 feet have been notified by the City and the site has been posted with multiple signs. The owner's representatives notified property owners within 750 feet of the site area and held open house meetings on December 18, 2013. In addition, the applicant has met one-on-one with members of the community. As of the date of this report, staff has received several inquiries regarding the proposal, including comments in opposition to the request. Correspondences received by staff are included in Attachment #8.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Planned Block Development Overlay District Criteria

In accordance with Section 6.1304.A. of the Zoning Ordinance, before the first Planning Commission hearing on a Planned Block Development Overlay (PBD) district Zoning District Map Amendment application, the Development Review Board shall make a recommendation to the Planning Commission, regarding the proposed Development Plan, based on the following criteria for development in the Type 2 Area of the Downtown Area:

- a. The Development Plan shall reflect the goals and policies of the Character & Design chapter of the Downtown Plan;
 - The proposed Development Plan reflects the goals and policies of the Character & Design chapter of the Downtown Plan through establishing a framework of standards and design guidelines which promote contextual compatibility, response to the character and climate of the Sonoran Desert, enhanced pedestrian experience and streetscape amenities. The Development Plan also establishes standards and guidelines which acknowledge the scale of existing development surrounding the Downtown Plan Boundary, specifically the single-family residential abutting the property to the north. Please see the applicant's narrative responses in the Development Plan (Attachment #7) for additional information and detail.
- b. The site development standards and building form shall be in conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - The proposed site development standards and design guidelines, which will guide the building form, have been designed in conformance with the Downtown Urban Design & Architectural Guidelines. Please refer to additional analysis regarding the proposed site development standards below.
- c. The building form shall reflect the planned character of development within which the development will be located;
 - The development site is located at the northern end of the Downtown Area within a Downtown Regional Use – Type 2 area. The applicant is utilizing the available bonus provisions of the PBD to achieve additional building height, up to 150 feet inclusive of mechanical equipment, which is consistent with the form and type of development that is anticipated in a Regional Use – Type 2 area. The proposed building form has been designed to reflect the planned character of development within the surrounding area,

and provides appropriate transitions to adjacent properties. Please see the proposed site development standards (Attachment #6) and the Heights and Stepbacks Plan in the Development Plan (Attachment #7 Page 35) for additional information and detail.

- d. The Development Plan shall incorporate standards for development within three hundred fifty (350) feet of the Downtown Boundary that address appropriate transitions in building heights between the proposed development and the zoning districts abutting or adjacent to the development;
 - The subject site borders the Downtown Boundary in three (3) locations around the development. At the furthest southwest corner and the furthest northwest corner, the site is adjacent to the Downtown Boundary and abuts 1 and 2-story residential uses. In these areas the Development Plan adheres to the setback and inclined stepback plane requirements of the PBD and Downtown districts for these conditions, which provides for appropriate transitions between the proposed and existing development. At the furthest northeast corner, the subject site is adjacent to the Downtown Boundary and abuts commercial uses. The applicant is utilizing the Infill Incentive district to amend the PBD and Downtown district requirements for the inclined stepback plane in this area, which will allow for taller buildings closer to the Downtown Boundary. The proposed amended inclined stepback plane is consistent with the current entitlements for the site for buildings up to 90 feet in height. The additional building height requested with this application (up to 150') will be added without any additional stepback. The proposed standards will require a forty (40) foot building setback, and an inclined stepback plane that would allow the building to reach a max height of 150 feet at a point set back 78 feet from the back of curb. The proposed standards provide an appropriate transition for this portion of the Downtown Boundary, given the context of the existing commercial development, existing entitled development (Blue Sky), and Scottsdale Road frontage. Please see the pages 35 – 39 of the Development Plan (Attachment #7) for graphic representation of the proposed setbacks and inclined stepback plane adjacent to the Downtown Boundary.
- e. The Development Plan shall incorporate standards for development in the Downtown Regional Use – Type 2 or Downtown Medical – Type 2 Areas, and within one hundred (100) feet of the Downtown Multiple Use – Type 2 or Downtown Civic Center – Type 2 Areas, that address appropriate transitions in building heights between the proposed development and the Downtown Multiple Use – Type 2 or Downtown Civic Center – Type 2 Areas;
 - This criterion is not applicable as the site is not located within one hundred (100) feet of a Downtown Multiple Use – Type 2 or a Downtown Civic Center – Type 2 area.
- f. The Development Plan for development within one hundred (100) feet of a Type 1 Area shall incorporate standards that address appropriate landscape materials and transitions in building heights between the proposed development and the Type 1 Area;
 - This criterion is not applicable as the site is not located within one hundred (100) feet of a Type 1 area.
- g. The Development Plan shall incorporate standards for development adjacent to public streets that include sidewalks, pedestrian linkages, building forms and architectural features

that address human scale and pedestrian orientation;

- The Development Plan has incorporated the Downtown zoning district's requirements for development adjacent to public streets, including sidewalks, pedestrian linkages, building forms and architectural features. In addition, by following the guidelines of the Downtown Plan Urban Design & Architectural Guidelines the Development Plan addresses human scale and pedestrian orientation through the use of street-level patios and shaded walkways.

The applicant's legislative draft of the proposed site development standards are included as part of this report under Attachment #3. In general the proposed site development standards mimic the development standards of the Downtown zoning district, with the exception of project specific development standards and their related additional regulations as follows:

- a. Maximum building height, which will conform with the PBD requirements w/ bonuses;
- b. Minimum stepback requirements along Scottsdale Road, Camelback Road, Goldwater Boulevard, Highland Drive east of Goldwater Boulevard;
- c. Minimum stepback requirement adjacent to the Downtown Boundary at the corner of Scottsdale Road and Highland Drive;

Development Information

• Existing Use:	Mixed-use Commercial
• Proposed Use:	Mixed-use
• Parcel Size (total):	65 +/- gross acres 53.66 net acres 2,337,429 square feet
• Building / Commercial space:	2,134,890 square feet (existing)
• Gross Floor Area Ratio Allowed:	1.4
• Gross Floor Area Ratio Proposed:	Up to 1.4
• Building Height Allowed:	150 feet, including bonuses and rooftop appurtenances
• Building Height Proposed:	150 feet, including bonuses and rooftop appurtenances
• Parking Required:	6,100 spaces
• Parking Provided:	8,158 spaces, plus 350 in-lieu spaces
• Density Allowed:	50 dwelling units per acre
• Density Proposed:	25 dwelling units per acre

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board forward a recommendation of approval for Scottsdale Fashion Square, finding that the Planned Block Development Overlay district criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Bryan Cluff

Senior Planner

480-312-2258

E-mail: bcluff@ScottsdaleAZ.gov

APPROVED BY

Bryan Cluff, Report Author

Date

Steve Venker, Development Review Board Coordinator

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

Date

Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

Date

ATTACHMENTS

1. Context Aerial
- 1A. Close-Up Aerial
2. General Plan Land Use Map
3. Downtown Plan Land Use Map
4. Zoning Map (existing)
5. Zoning Map (proposed)
6. Site Development Standards
7. Development Plan
8. Public Comment

PLANNING COMMISSION REPORT



Meeting Date: November 9, 2016
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Cattletrack Village 19-ZN-2016

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a zoning map amendment on a +/- 2.1-acre site from the Single-family Residential District (R1-43), to the Single-family Residential District, Planned Residential District (R1-18/PRD), with a Development Plan and amended development standards, to allow a for a 4-lot subdivision, on a site located at 5713 N. Cattletrack Road.

Goal/Purpose of Request

The request will allow the owner to create a 4-lot subdivision community, with amended development standards to reduce the net lot area and required setbacks.

Key Items for Consideration

- PRD Findings
- Two existing single-family structures located on subject property to be removed and replaced with a 4-lot gated subdivision
- Central Arizona Project (CAP) canal located along eastern boundary
- Public comment concerns with landscaping and two-story structures

OWNER

True Homes, LLC.
602-751-6733

APPLICANT CONTACT

Alex Stedman
LVA Urban Design Studio, LLC.
480-994-0994

Action Taken _____



LOCATION

5713 N Cattletrack Road

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as suburban neighborhoods. This category includes medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes such as patio homes.

Character Area Plan

The property is generally located in the, un-adopted, Monterey/Arcadia Character Area. This category includes some of the oldest residential areas in the City, yet significant infill development is commonly occurring. The area has a dense pattern of major streets and a complex mix of land uses.

Zoning

The subject site was annexed into the City in June of 1961, through Ordinance Number 121. Case history suggests that the site, and the associated annexed areas, were assigned the City's R1-43, acre-lot, zoning designation, which was the equivalent to the, then existing, County assigned zoning. The site is zoned Single-family Residential District (R1-43). The R1-43 zoning districts allows for single-family residential uses.

Context

The subject property is generally located at the southeast corner of E. McDonald Drive and N. Miller Road (N. Cattletrack Road). Please refer to context graphics attached. The Central Arizona Project (CAP) canal borders the property on along the eastern boundary.

Adjacent Uses and Zoning

- North: Single-family Residential District, zoned R1-43; single-family home.
- South: Single-family Residential District, Planned Residential Development, zoned R1-18/PRD; Privado Village subdivision amenities (tennis courts, parking areas, and open space).
- East: Single-family Residential District, zoned R1-43, and various zoning categories; Park Lane IV subdivision and the CAP Canal.
- West: Single-family Residential District, Planned Residential Development, zoned R1-18/PRD; Privado Village subdivision.

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Zoning Ordinance

APPLICANTS PROPOSAL

Development Information

The development proposal includes the zoning map amendment, from R1-43 to R1-18/PRD, to allow for a 4-lot, gated, subdivision. The proposal will provide landscape track along the N. Cattletrack frontage, and a private, gated, entrance into the community. The site plan will provide a pedestrian connection to the path located along the canal bank, for internal residents.

- Existing Use: Single-family Residential
- Proposed Use: 4-lot Subdivision
- Parcel Size: 2.09+/- acres (Gross)
- Building Height Allowed: 30 feet
- Building Height Proposed: 30 feet
- Density Allowed: 1.90 du/ac (1.900 to 2.000 with 1 criteria factor for base density increase)
- Density Proposed: 1.91 du/ac

IMPACT ANALYSIS

Land Use

The subject site currently contains a single-family residence, a swimming pool, and associated accessory structures. Currently, the 2+/-acre property has been developed in a similar character to the five parcels located to the north/northwest, and the two parcels located further to the southwest. These seven parcels are surrounded by half-acre and three-quarter-acre parcels. The applicant's request is to amend the zoning map to allow for a density similar to the majority of the surrounding properties.

PRD Findings

Before approval or modified approval of an application for a proposed PRD, the Planning Commission and City Council must find:

- A. That the development proposed is in substantial harmony with the General Plan of the City of Scottsdale, and can be coordinated with the existing planned development of the surrounding areas.**
 - The proposed density of 1.91 dwelling units per acre is consistent with the intent of the Suburban Neighborhoods designation, and with the density of the surrounding area. This is an infill subdivision that is surrounded by existing single-family neighborhoods; and is able to utilize existing infrastructure and streets without relying on surrounding neighborhoods for utilities or access.
- B. That streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated hereby.**
 - One street ending in a cul-de-sac is proposed for this subdivision. The street and cul-de-sac are designed to meet the City's standards for Local Residential streets. Transportation staff has reviewed the design and deemed it suitable and adequate to handle anticipated traffic generated by this development.

- C. **The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing will establish beyond a reasonable doubt that the Planned Residential Development will constitute a residential environment of sustained desirability and stability that will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks are adequate to serve the anticipated population.**
- The proposed density and lot design are consistent with the majority of the surrounding neighborhood, promoting a residential environment that is sustainable and desirable. As this is a relatively small infill subdivision, no public facilities are needed or proposed. The existing Privado Village subdivision amenities (tennis courts, parking areas, and open space) are located to the immediate south of the subject property.

PRD Design Criteria

The planned residential development shall observe the following design criteria:

1. The overall plan shall be comprehensive, embracing the land, buildings, landscape and their interrelationships and shall conform in all respects to all adopted plans of all governmental agencies for the area in which the proposed development is located.
 - **The Cattletrack Village project, as requested, complies with the existing General Plan land use of Suburban Neighborhoods.**
2. The plan shall provide open space, circulation, off-street parking, and pertinent amenities. Buildings, structures and facilities in the parcel shall be well integrated, oriented and related to the topographic and natural landscape features of the site.
 - **The proposed open space, Tract "D," is located in a manner that is accessible to all the proposed lots, and not be impeded by the residential parking, which will occur on each individual lot. The future final plat will be stipulated to not allow for "on-street" parking (See Exhibit A to Attachment #2).**
3. The proposed development shall be compatible with existing and planned land use, and with circulation patterns on adjoining properties. It shall not constitute a disruptive element to the neighborhood and community.
 - **The request is to amend the zoning map to allow for a density similar to the majority of the surrounding developments. The subject site is predominantly surrounded by half-acre and three-quarter-acre parcels.**
4. The internal street system shall not be a dominant feature in the overall design, rather it should be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities.
 - **The proposed street system provides access to the common open space via internal sidewalks. The common open space area, Tract "D," is not disrupted by the proposed street system, and has direct access from all proposed lots. The proposal will also provide a 6-foot wide path, leading to the canal path and N. Cattletrack Road, which is easily accessible to the residents of the development.**
5. Common areas and recreation areas shall be so located so as to be readily accessible to

the occupants of the dwelling units and shall be well related to any common open spaces provided.

- The “factor” that the project will be providing to justify the density over 1.900 is in line with the provision of “common open space.” The ordinance states that common open space shall be distinguishable by its quantity or quality and accessibility to the residents. The proposed site plan identifies a common open area, and a connection to the existing trail path located along the CAP canal.
6. Architectural harmony within the development and within the neighborhood and community shall be obtained so far as practicable.
- The proposed zoning map amendment will require the architectural theme for the proposed project application to be reviewed by the Development Review Board at the time of the preliminary plat application. The applicant will provide architectural wall elevations and landscape plans at the time of the preliminary plat submittal.

Amended Property Development Standards

The application shall be accompanied by written terminology and graphic material, and will illustrate the conditions that the modified standards will produce, so as to enable the Planning Commission and City Council to make a determination that the modification will produce a living environment, landscape quality and lifestyle superior to that produced by the existing standards.

- The proposed Development Plan includes a Project Narrative and plans necessary for the Planning Commission and City Council to make a determination on the living environment and lifestyle quality of the proposed PRD development. The introduction of a new subdivision with similar characteristics and density to the surrounding neighborhood, as well as the introduction of landscape tracts along the street frontage, should enhance the living environment and lifestyle for the future residents and the surrounding neighborhood.

The proposed density is slightly over the maximum PRD district base density. The maximum base density for the proposed R1-18 district is 1.900 dwelling-units per acre, and the applicant is proposing a density of 1.91 dwelling-units per acre. The ordinance allows for an increase in density if the project provides a “base density increase factor” that meets certain criteria. An increase in density anywhere from 1.900 dwelling-units per acre to 2.000 dwelling-units per acre would require the project to provide one (1) “factor.” A factor can be an amenity from the following group: preservation of natural features, provision of common open space, innovative site plan, interior amenities, and a substantial public benefit. The proposed site plan identifies providing a common open area and a connection to the existing trail path located along the CAP canal. These amenities could be categorized in two of the five possible “factors.”

The two northern bordering property lines will not provide an amended rear yard setback, as to not encroach closer to the existing residential use than the requested zoning district. The proposed structures within the 4-lot subdivision will be detached, and will be limited to one-story dwelling units.

Open Space

The proposal identifies 0.31 acres (13,939 square feet) of open space; the majority being located in private tracts. The open space plan displays two 10-12 foot tracts, located on the north and south sides of the site's entrance, as open space areas (See Exhibit A to Attachment #2). The owner has agreed to maintain this area with a specific number of trees, and has agreed to maintain that number of trees in a healthy state (See Exhibit A to Attachment #2). These tracts will be lined with a decorative wall, which provides a wrought iron finish, and varies in height, as the walls approach the subdivision entrance. (See Exhibit A to Attachment #2).

Water/Sewer

The proposed zoning map amendment will not affect the existing improvement requirements for the area. The stipulated sewer-line extensions along N. Cattle Track Road, and into the proposed cul-de-sac, will be public mains designed to the criteria in Chapter 7 of the City's Design Standards and Policies Manual. The applicant has agreed to coordinate with Edmond Power Corporation (EPCOR) for water service.

Public Safety

Design of the internal streets will conform to the local residential street designation in the Design and Standards Policies Manual. Additionally, an Emergency and Service Access Vehicle Easement will be provided over all internal street tracts.

School District Comments/Review

The Scottsdale School District has been notified of this application.

Community Involvement

Notifications were sent by mail to all property owners within 750 feet of the proposed subdivision site. City staff received a couple inquiries regarding this case. The two residents shared similar concerns about the landscaping to be provided along the subject property's N. Cattletrack frontage, and the allowance of a two-story product. The applicant has agreed to not have a second story product through a private restriction for the two northern bordering lots (See Exhibit A to Attachment #2).

The applicant also conducted an open house on Tuesday, April 26, 2016, at the Mohave Middle School. The applicant states in their Citizen Involvement report (See Attachment #7) that six (6) residents attended the meeting. The report states that the residents were curious about the development, access to the canal, and construction timeline.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the Zoning District PRD criteria have been met, and determine that the proposed zoning district map amendment with Development Plan and Amended Development Standards is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval of the Site Plan, per the attached stipulations.

RESPONSIBLE DEPARTMENTS

Planning and Development Services

Current Planning Services

STAFF CONTACTS

Jesus Murillo

Senior Planner

480-312-7849

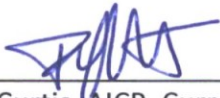
E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY



Jesus Murillo, Report Author

11-3-2016
Date



Tim Curtis, AICP, Current Planning Director

480-312-4210, tcurtis@scottsdaleaz.gov

11/3/2016
Date



Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

11/3/16
Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
Exhibit A to Attachment 2: Cattletrack Village Development Plan
3. Additional Information
4. Applicant's Narrative
5. General Plan Land Use Map
6. Existing Zoning Map
7. Proposed Zoning Map
8. Citizen Involvement
9. City Notification Map



Cattletrack Village

ATTACHMENT #1

19-ZN-2016



Cattletrack Village

ATTACHMENT #1A

19-ZN-2016

Stipulations for the Zoning Application:
Cattletrack Village
Case Number: 19-ZN-2016

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

SITE DESIGN

1. CONFORMANCE TO DEVELOPMENT PLAN. Development shall conform with the Development Plan, entitled "Cattletrack Village Development Plan," which is on file with the City Clerk and made a public record by Resolution No. 10651 and incorporated into these stipulations and ordinance by reference as if fully set forth herein, as Exhibit A.
2. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the amended development standards that are included as part of the Development Plan. All structures are limited to **one-story**.
3. CONFORMANCE TO ENTRY CONCEPT PLAN. Development shall conform with the Entry Concept Plan that is included as part of the Development Plan. The owner/homeowners association shall maintain a minimum of thirteen (13), mature, 48-inch box, native, trees within Tracts "B" and "C." Each tree shall be replaced immediately if the tree dies or is damaged by natural or unnatural causes, unless otherwise determined by the Development Review Board.
4. CONFORMANCE TO ENTRY CONCEPT PLAN. Development shall conform with the Entry Concept Plan that is included as part of the Development Plan. The owner/homeowners will stagger the proposed wall, and provide wrought iron section of fence in accordance with the provided Entry Concept Plan. The proposed wall shall step down in height as it approaches the subdivision entrance, unless otherwise determined by the Development Review Board.
5. CONFORMANCE TO LANDSCAPE PLAN. Development shall conform with the landscape plan that is included as part of the Development Plan. The proposed number of trees, shrubs, grasses, and cacti shall be maintained in good health within Tracts "B" and "C." These plant materials shall be replaced immediately if the material dies or is damaged by natural or unnatural causes, unless otherwise determined by the Development Review Board.
6. CONFORMANCE TO LANDSCAPE PLAN. Development shall conform with the landscape plan that is included as part of the Development Plan. With the preliminary plat submittal, the plans shall illustrate the location and dimensions any proposed public utility easement that may be located within the streetscape landscape, the themed community open space, and the privately owned/maintained landscape that are illustrated on the open space plan. If the proposed public utility easement overlaps and conflicts with the proposed open space/landscape areas, then any overlap of the public utility easement and the open space/landscape areas which will result in a limitation related to the landscape improvements shall be subject to the Development Review Board.
7. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. Maximum dwelling units and maximum density shall be as indicated on the Land Use Budget Table below.

Land Use Budget Table						
Parcel	Gross Acres	Zoning	Proposed DU/AC	Max DU/AC	Proposed # of Units / Lots	Max # of Units / Lots
173-03-007R	2.09+/- acres gross	R1-18/PRD	1.91 du/ac	1.91 du/ac	4 lots	4 lots

INFRASTRUCTURE AND DEDICATIONS

8. CIRCULATION IMPROVEMENTS. Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.

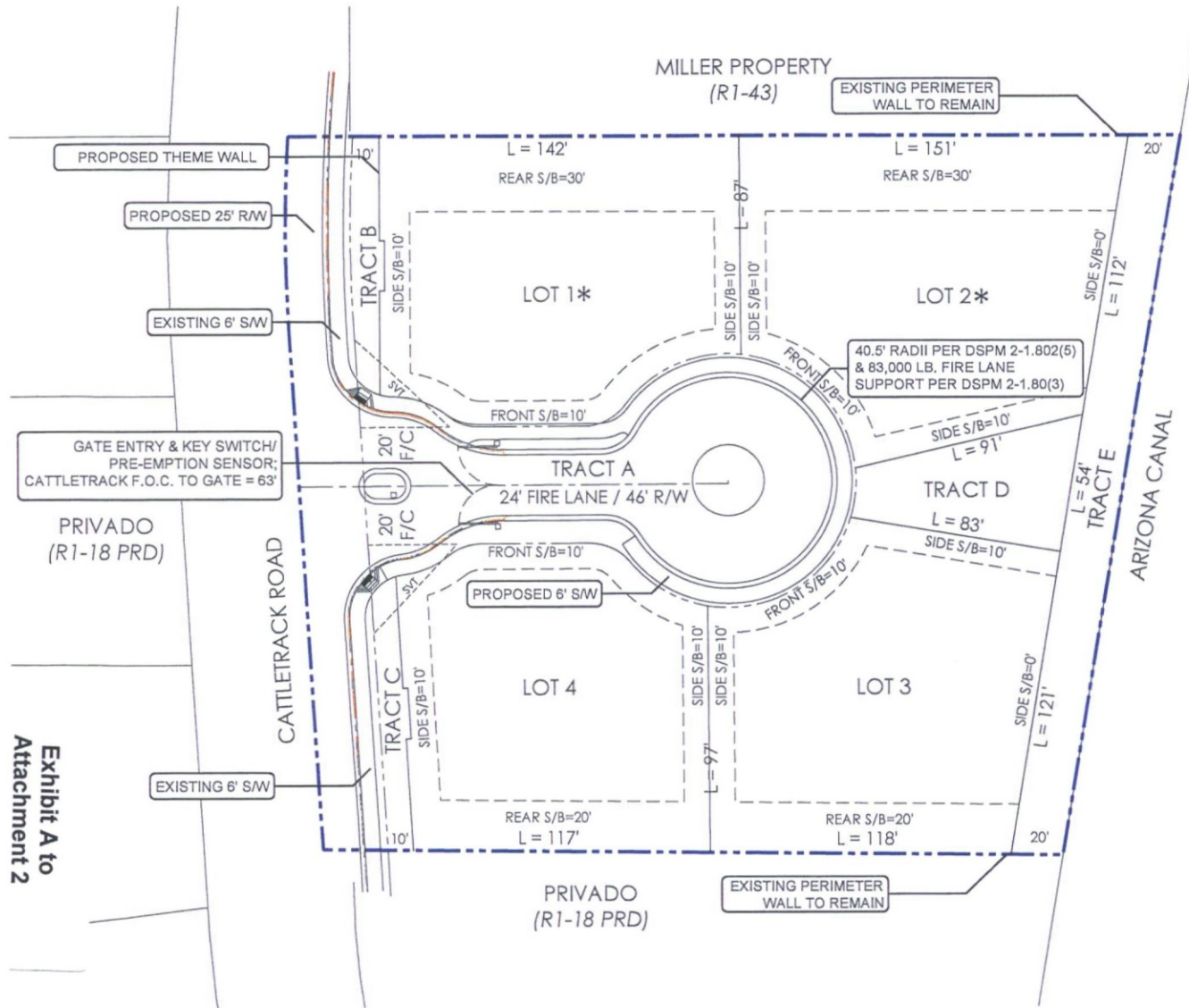
- a. STREETS. Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
N. Cattletrack Road	Local Collector	Dedicate existing 16-foot-wide roadway easement as "fee simple" right-of-way	Insert only improvements that are required.	a.1.
Internal Street	Local Residential	46-foot Full street and 46.5-foot radii cul-de-sac	Full street and cul-de-sac	a.2., a.3., a.4., a.5.

- a.1. The sidewalk ramps shall be relocated, or have the proposed entry island shortened, so that the proposed island does not block the path between the two ramps.
- a.2. Provide a 6-foot-wide concrete pedestrian connection from the cul-de-sac to the planned path along the Arizona Canal.
- a.3. Provide a fire hydrant in accordance with Fire Ord. 4045, 507.5.1.2.
- a.4. Dedicate an Emergency and Service Access Vehicle Easement (ESVAE) over the entire Tract "A."
- a.5. Dedicate a Public Utilities Easement (PUE) over the entire Tract "A."
- b. VEHICLE NON-ACCESS EASEMENT. Dedicate a one foot wide vehicular non-access easement on N. Cattletrack Road except at the approved street entrance(s).
9. DRAINAGE REPORT. In the required drainage report, the owner shall address:
- a. Calculate the compensatory storage volumes for flood zone AH areas and compare it to the compensatory storage volume for flood zone A areas. Provide a typical cross section

full size sheet across the site with the Flood Zone AH, similar to the full size sheet for Section A-A.

- b. Label all the full size exhibits with specific titles in the drainage report.
10. BASIS OF DESIGN REPORT (WATER). Submit three copies of a final water design report with the preliminary plat case per DSPM Sec. 7-1.200. In the required basis of design report, the owner shall address:
 - a. The applicant will be required to coordinate with EPCOR for water service.
 11. BASIS OF DESIGN REPORT (WASTEWATER). Submit three copies of a final wastewater design report with the preliminary plat case per DSPM Sec. 7-1.200. In the required basis of design report, the owner shall address:
 - a. The sewer extensions along Cattle Track and into the cul-de-sac will be public mains designed to the criteria in Chapter 7 of the City's Design Standards and Policies Manual.



SITE DATA

EXISTING

ZONING: R1-43
GROSS AREA: 2.09 ± ACRES
NET AREA: 1.92 ± ACRES

PROPOSED

ZONING: R1-18 PRD
OF LOTS: 4
GROSS DENSITY: 1.9 DU/AC
PARKING: 2 SPACES/UNIT TO BE PROVIDED IN GARAGE

AMENDED DEVELOPMENT STANDARDS

MIN. LOT AREA: 14,000 SF
MIN. LOT WIDTH: 100'
MAX BUILDING HEIGHT: 30'

* - BUILDING HEIGHT LIMITED TO ONE-STORY (24 FEET)

LOT / BLDG. SETBACK TABLE

LOT	AREA (SF)	PROPOSED SETBACKS		
		FRONT	SIDE	REAR
1	14,945	10'	10'	30'
2	16,152	10'	10' (WEST)/0' (EAST)	30'
3	15,001	10'	10' (WEST)/0' (EAST)	20'
4	13,748	10'	10'	20'

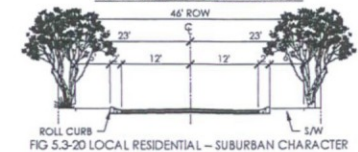
FIRE PERFORMANCE INFORMATION

- * ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
- * FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
- * UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
- * KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
- * GATE DETAIL CONSISTENT WITH DS&PM
- * ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS

TRACT TABLE

TRACT	AREA (SF)	USE	MAINTENANCE
A	13,042	PRIVATE STREET	HOA
B	1,087	COMMUNITY O/S	HOA
C	1,095	COMMUNITY O/S	HOA
D	3,079	COMMUNITY O/S	HOA
E	5,764	O/S & DRAINAGE	HOA

LOCAL PRIVATE STREET SECTION



CATTLETRACK VILLAGE

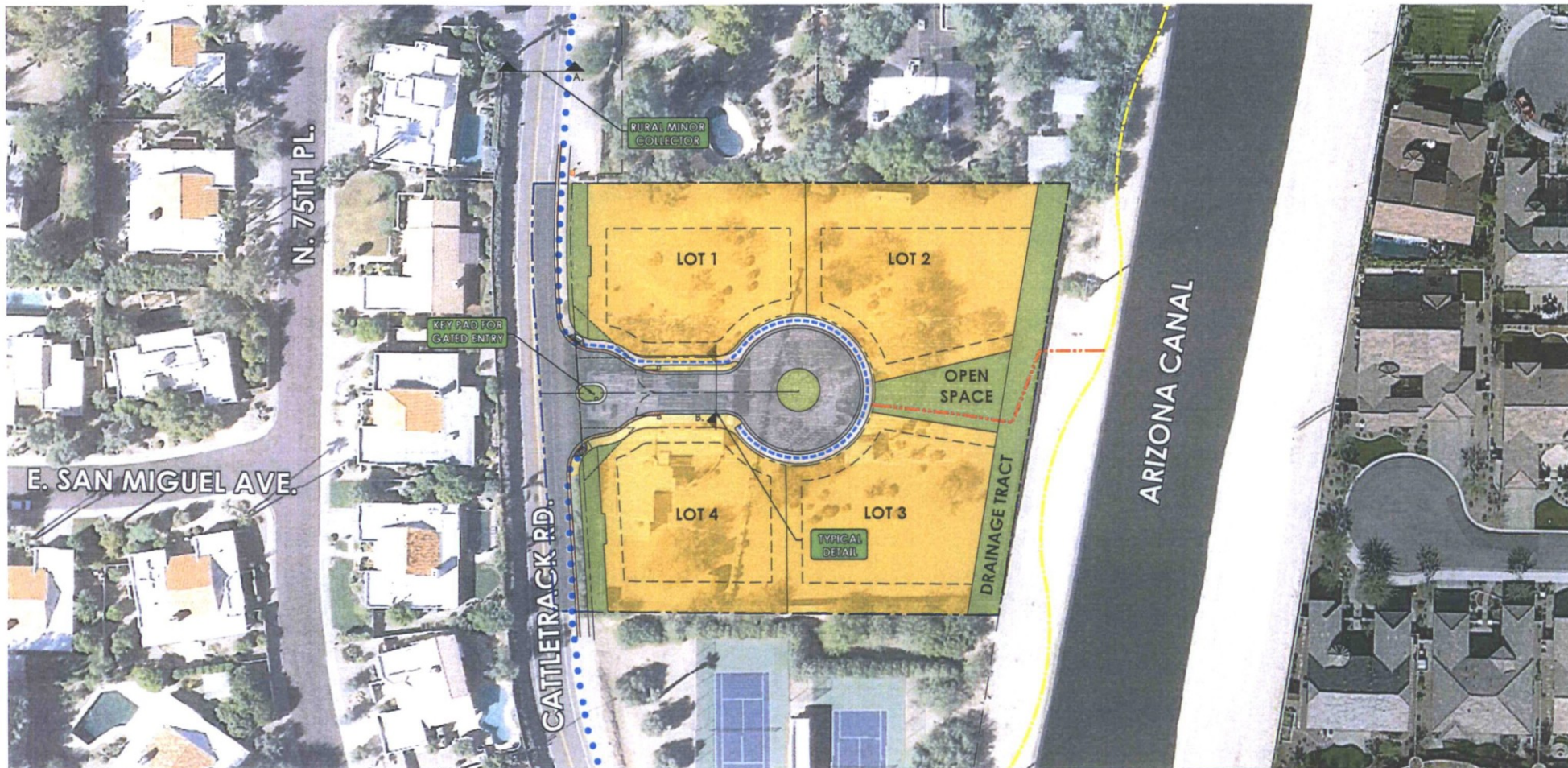
SITE PLAN & DEVELOPMENT PROGRAM

APPROX. SCALE: 1" = 30'
1606 DRAWN BY: PR 9/13/16

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, is an instrument of service, intended only for the specific purpose and client for which it is prepared. No use of and no reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.

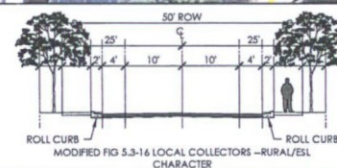
U:\1606-CATTLETRACK VILLAGE\CD\PLANNING\LVA-1606-07TE PLAN.dwg Sep 13, 2016



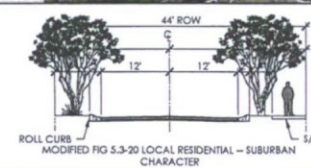
- ● ● 6' EXISTING PUBLIC SIDEWALK
- 6' PROPOSED PRIVATE SIDEWALK
- 8'-10' EXISTING PUBLIC MULTI-USE PATH
- 6' PROPOSED TRAIL CONNECTION SIDEWALK

2 PARKING SPACES PER UNIT TO BE PROVIDED IN GARAGE

A.



B.



LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south ash avenue • tempe, arizona 85281 • 480.994.0994

CATTLETRACK VILLAGE

TRANSPORTATION ANALYSIS & CONCEPTS EXHIBIT

APPROX. SCALE: 1"=30'
 NORTH
 1606 DRAWN BY: AH 10/25/16

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, L.L.C. shall be without liability to LVA Urban Design Studio, L.L.C.
 U:\1406-CATTLETRACK VILLAGE\CAU\PLANNING\1406-PE & VEH PLAN-20160414.dwg Oct 25, 2016



LEGEND

- STREETSCAPE LANDSCAPE
- THEMED COMMUNITY OPEN SPACE
- PRIVATELY OWNED/MAINTAINED LS
(DOES NOT CONTRIBUTE TO PROVIDED OPEN SPACE)
- BUILDING ENVELOPES

REQUIRED OPEN SPACE - 0.0 SQ. FT.
PROVIDED OPEN SPACE - 13,939 SQ. FT. (16.6% OF NET)

GENERAL NOTES:

1. ALL DISTURBED AREAS ARE TO HAVE "DESERT FLOOR" DECOMPOSED GRANITE. MATCH COLOR AND SIZE OF SURROUNDING AREAS.
2. ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
3. BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
4. FIFTY PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED IN ARTICLE 11.1 DEFINITIONS, OF THE ZONING ORDINANCE. INDICATE BOTH THE COMPLIANT CALIPER AND INDUSTRY STANDARD BOX SIZE FOR THAT CALIPER IN THE PLANT PALETTE.
5. ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST.
6. NO SHRUB OR GROUND COVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL EXCEED 2'-0" IN HEIGHT AT MATURITY, TYP.
7. MEDIANS LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE DSAPM.
8. EMERGENCY ACCESS TO BE KEPT CLEAR.
9. THORNY TREES, SHRUBS, CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE - CANOPY WILL BE AT LEAST 4' AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING (DSAPM SEC. 2-1.100.1.13).
10. THE DEDICATION OF PUBLIC UTILITY EASEMENTS MAY RESTRICT THE LOCATION AND TYPE OF VEGETATIVE MATERIALS ALLOWED WITHIN THESE AREAS.

VICINITY MAP



PROJECT TEAM

Discipline	Company Contact Info.
Developer	True Homes LLC David Reich 7831 E. Buena Vista Way Scottsdale, AZ 85230 602.751.6733
Landscape Architect	LVA Urban Design Studio Kathryn Jankovsky, RLA 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 jkankovsky@lva-design.com
Civil Engineer	David Evans & Associates Randy Georges 4600 E. Washington St., Suite 250 Phoenix, AZ 85034 602.474.9237

LANDSCAPE KEYNOTE LEGEND

- 1 ENTRY GATES
- 2 PEDESTRIAN GATE
- 3 TRAIL CONNECTION SIDEWALK-COLORED CONCRETE
- 4 PROPOSED RETENTION
- 5 ROW
- 6 PUE
- 7 EXISTING SIDEWALK
- 8 FLAT-TOP BOULDERS FOR SEATING

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

CATTLETRACK VILLAGE

CONCEPTUAL LANDSCAPE PLAN
SHEET 1 OF 2

PRELIMINARY-DRAFT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and design presented herein, is intended only for the specific purpose and client for which it is prepared. The use of and reliance on this document without written authorization and adoption by LVA Urban Design Studio, L.L.C. shall be without liability to LVA Urban Design Studio, L.L.C.
CATTLETRACK VILLAGE CONCEPTUAL LANDSCAPE PLAN - 19-ZN-2016 Concept LS Planning Sep 13, 2016

PLANTING LEGEND

TREES	SIZE	QTY.	CALIPER
ACACIA GREGGII	CATCLAW ACACIA	24" BOX	1.0'-1.75'
CELTIS RETICULATA	WESTERN HACKBERRY	24" BOX	1.0'-1.5'
CHLOPSIS LINEARIS	DESERT WILLOW	24" BOX	1.0'-1.5'
OLNEYA TESOTA	IRONWOOD	24" BOX	2.5'-3.5'
PARSONSONIA FLORIDA	BLUE PALO VERDE	24" BOX	1.0'-1.5'
PARSONSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	24" BOX	0.75'-1.25'
PROSOPIS VELUTINA	VELVET MESQUITE	24" BOX	1.0'-1.5'
QUERCUS TURBINELLA	SCRUB OAK	24" BOX	1.0'-1.5'
SHRUBS	SIZE	QTY.	
AMERSONIA AMBROSIOIDES	GIANT BURSAGE	5 GAL.	-
AMERSONIA DELTOIDEA	BURSAGE	5 GAL.	-
CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL.	-
CALLIANDRA BIPHYPHYLLA	PINK FAIRY DUSTER	5 GAL.	-
BRICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL.	-
HOLACANTHA EMORYI	EMORY'S CRUCIFERON THORN	5 GAL.	-
HYPSIS EMORYI	DESERT LAVENDER	5 GAL.	-
JUSSIEA CALIFORNICA	CHUPAROSA	5 GAL.	-
LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL.	-
PENTSTEMON SP.	DESERT PENTSTEMON	1 GAL.	-
PSILOSTROPHE COOPERI	PAPERFLOWER	5 GAL.	-
SPHAERALCEA AMBIGUA	DESERT GLOBE MALLOW	5 GAL.	-
SPRIMONOSIA CHINENSIS	JOJOBA	5 GAL.	-
VIGUIERA DELTOIDEA	GOLDENEYE	5 GAL.	-
ACCENTS	SIZE	QTY.	
AGAVE WEBERI	WEBER AGAVE	5 GAL.	-
CARNEGIEA GIGANTEA	SAGUARO	5 GAL.	-
DASYLIRION WHEELERI	DESERT SPOON	5 GAL.	-
FEROCACIUS CYLINDRACEUS	COMPASS BARREL	5 GAL.	-
FOUGUERIA SPLENDENS	OCOTILLO - 12 CANE MIN.	5 GAL.	-
OPUNTIA ENGELMANNI	ENGELMANN'S PRICKLY PEAR	5 GAL.	-
OPUNTIA FULGIDA	CHAIN FRUIT CHolla	5 GAL.	-
YUCCA BACCATA	BAHAMA YUCCA	5 GAL.	-
GROUNDCOVERS	SIZE	QTY.	
BAILEYA MULTIRADIATA	DESERT MARGOLD	1 GAL.	-
DALEA GREGGII	TRAILING INDIGO BUSH	1 GAL.	-
DYSSODIA PENTACHAETA	GOLDEN DYSSODIA	1 GAL.	-
MELAMPODIUM LEUCANTHUM	BLACKFOOT DASTY	1 GAL.	-
VERBENA RIGIDA	SANDPAPER VERBENA	1 GAL.	-
LANDSCAPE MATERIALS	QTY.		
TURF	500	100 S.F.	
DECOMPOSED GRANITE	1/2" MINUS	GOLD	-S.F.
SURFACE SELECT BOULDERS	1, 2, 3, 4 TON	TO MATCH D.G.	

NOTE:
PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO CONFORM TO CITY OF SCOTTSDALE DSAPM, SECTION 2-1.903.



FLAT-TOP BOULDERS FOR SEATING CHARACTER

APPROX. SCALE: 1"=20'
NORTH
0000.0 DRAWN BY: TEAM 9/13/16

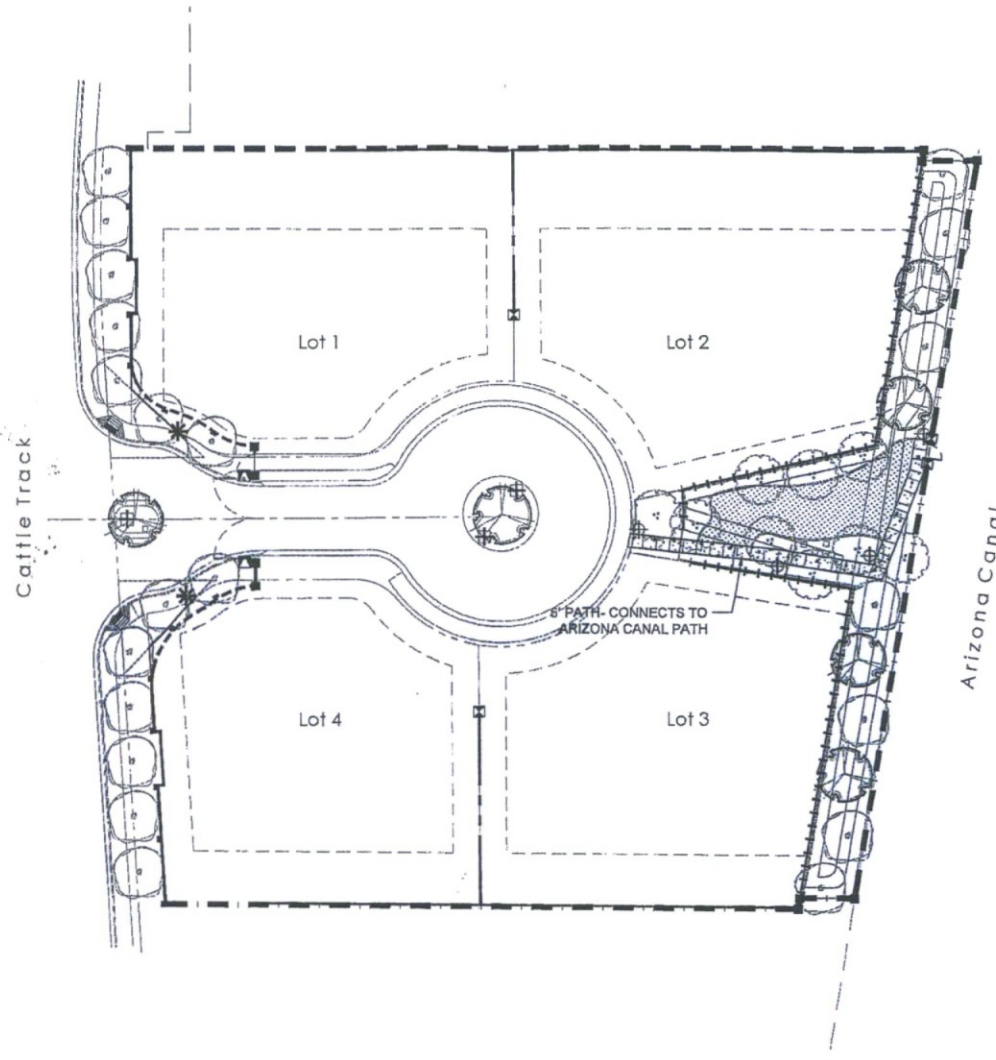
19-ZN-2016
09/14/16

WALL LEGEND

	THEME WALL	304 L.F.
	VIEW FENCE 4' HIGH ON 2' HIGH WALL	90 L.F.
	PARCEL WALL	315 L.F.
	BUILDER WALL	132 L.F.
	EXISTING MASONRY WALL	530 L.F.
	RETAINING WALL PER CIVIL ENGINEER	360 L.F.
	THEME COLUMN TYPE-1	4 TOTAL
	8' X 2' BUMP-OUT	14 TOTAL
	THEME COLUMN TYPE-2	2 TOTAL
	ENTRY SIGNAGE	2 TOTAL
	PEDESTRIAN ACCESS GATES	2 TOTAL
	VEHICULAR ACCESS GATES	1 TOTAL

LIGHTING LEGEND

	WALL MOUNTED SCONCE	2 TOTAL
	IN-GRADE UPLIGHT	3 TOTAL
	POST MOUNT ON 10' POLE	3 TOTAL



PROPOSED LIGHTING MATERIAL CUT SHEETS

SEBCO **MANUFACTURING**

DIRECT-BURIAL

REVISIONS

- 1. TO CORRECT MANUFACTURING ERROR
- 2. TO CORRECT MANUFACTURING ERROR
- 3. TO CORRECT MANUFACTURING ERROR
- 4. TO CORRECT MANUFACTURING ERROR
- 5. TO CORRECT MANUFACTURING ERROR
- 6. TO CORRECT MANUFACTURING ERROR
- 7. TO CORRECT MANUFACTURING ERROR
- 8. TO CORRECT MANUFACTURING ERROR
- 9. TO CORRECT MANUFACTURING ERROR
- 10. TO CORRECT MANUFACTURING ERROR

REVISIONS

- 1. TO CORRECT MANUFACTURING ERROR
- 2. TO CORRECT MANUFACTURING ERROR
- 3. TO CORRECT MANUFACTURING ERROR
- 4. TO CORRECT MANUFACTURING ERROR
- 5. TO CORRECT MANUFACTURING ERROR
- 6. TO CORRECT MANUFACTURING ERROR
- 7. TO CORRECT MANUFACTURING ERROR
- 8. TO CORRECT MANUFACTURING ERROR
- 9. TO CORRECT MANUFACTURING ERROR
- 10. TO CORRECT MANUFACTURING ERROR

REVISIONS

- 1. TO CORRECT MANUFACTURING ERROR
- 2. TO CORRECT MANUFACTURING ERROR
- 3. TO CORRECT MANUFACTURING ERROR
- 4. TO CORRECT MANUFACTURING ERROR
- 5. TO CORRECT MANUFACTURING ERROR
- 6. TO CORRECT MANUFACTURING ERROR
- 7. TO CORRECT MANUFACTURING ERROR
- 8. TO CORRECT MANUFACTURING ERROR
- 9. TO CORRECT MANUFACTURING ERROR
- 10. TO CORRECT MANUFACTURING ERROR

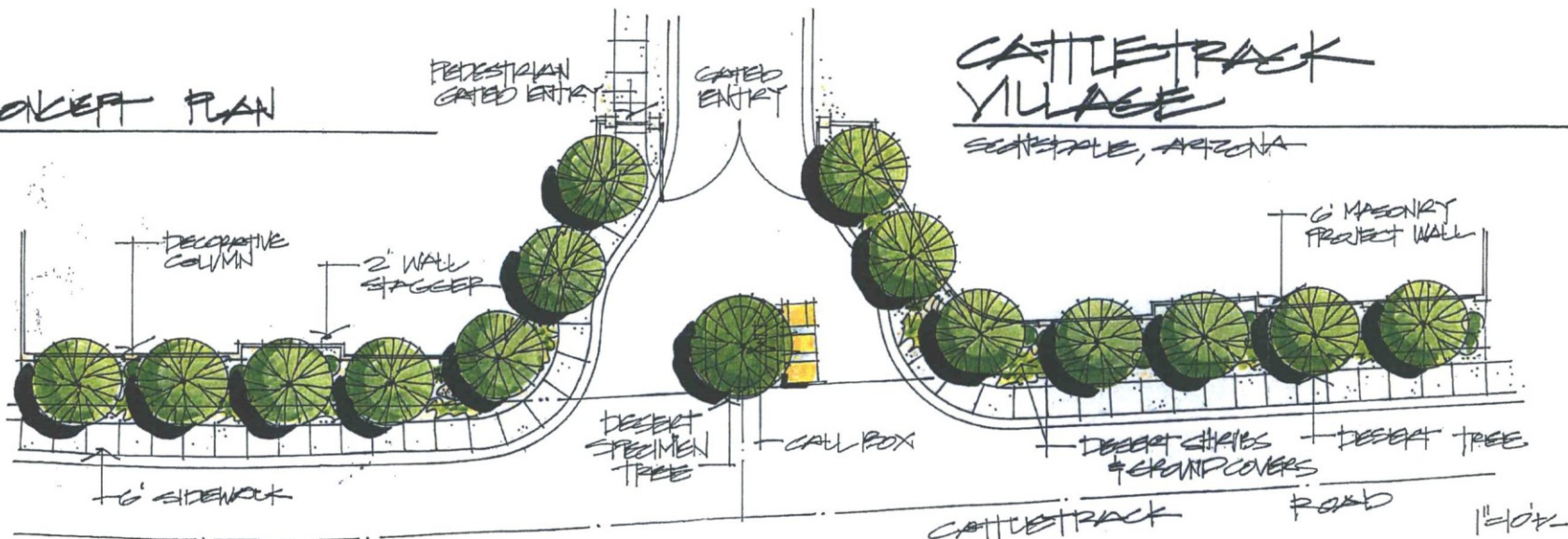
CATTLETRACK VILLAGE

CONCEPTUAL LANDSCAPE PLAN
SHEET 2 OF 2

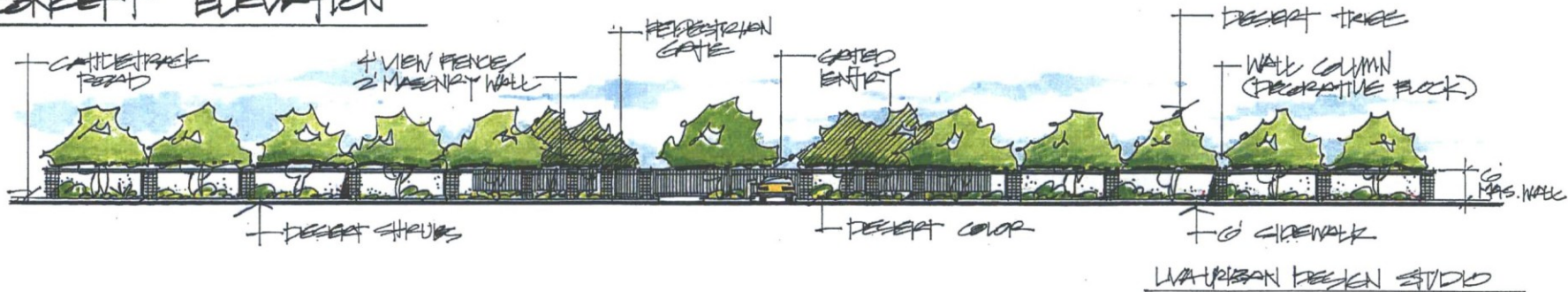
PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, is an instrument of service, it is intended only for the specific purpose and client for which it is prepared. No use of said instrument or reliance on this document without written authorization and adoption by LVA Urban Design Studio, L.L.C. shall be without liability to LVA Urban Design Studio, L.L.C. LVA URBAN-DESIGN STUDIO VILLAGE/ADP/09/14/16-19-ZN-2016 Concept L5 Plan.dwg Sep 14, 2016

CONCEPT PLAN



CONCEPT ELEVATION



LVA urban design studio
land planning • development entitlements • landscape architecture
120 south oak avenue • tempe, arizona 85281 • 480.994.0994

CATTLETRACK VILLAGE

ENTRY CONCEPT

19-ZN-2016
09/14/16

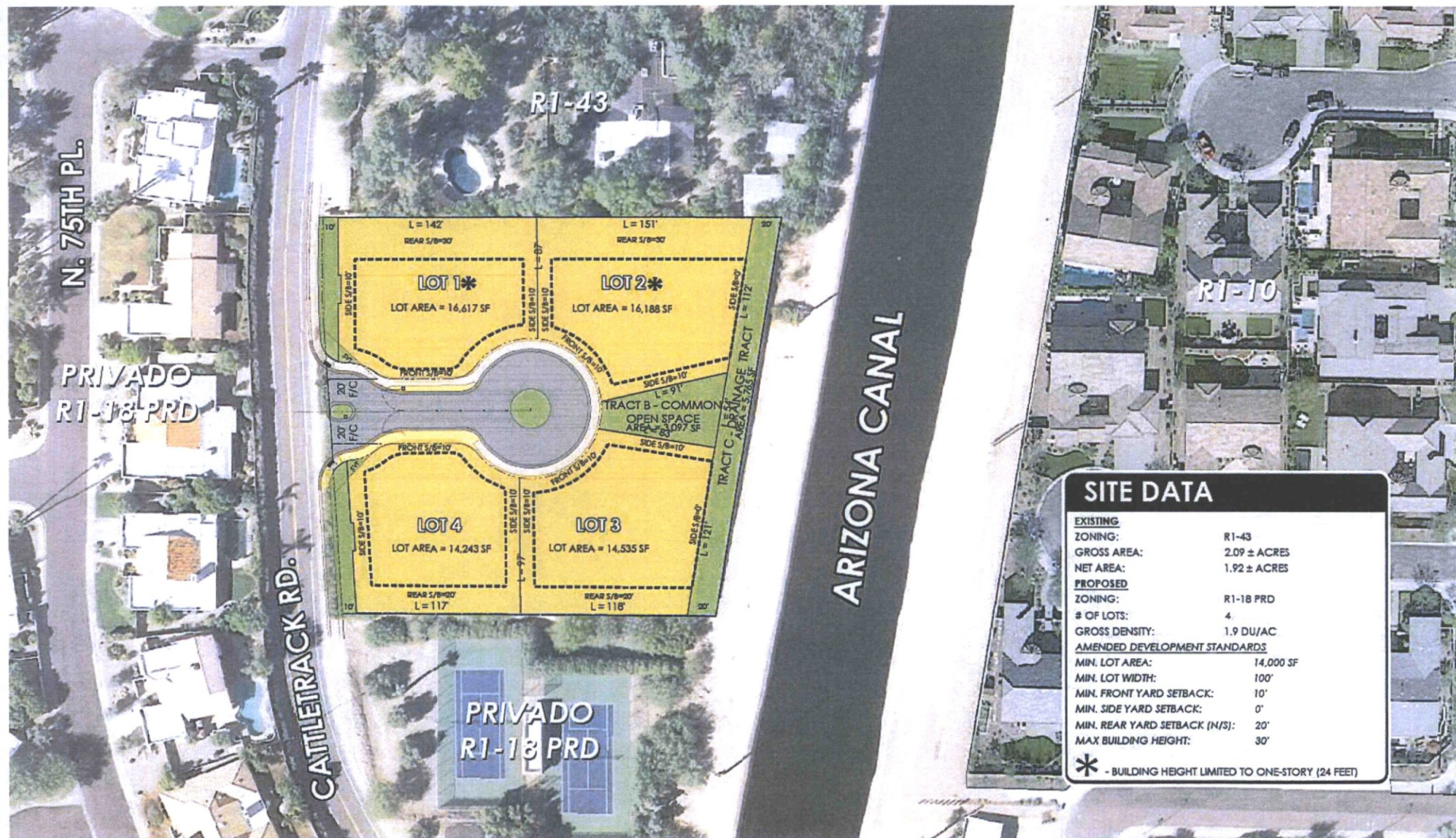
APPROX. SCALE: NTS

1686 DRAWN BY: JF



9/14/16

PRELIMINARY NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it is prepared. In use of and/or changes to this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
15-1686-CATTLETRACK VILLAGE/CA/PLANNING/LVA-1686-ENTRY CONCEPT.dwg Sep 14, 2016



Additional Information for:

Cattletrack Village

Case: 19-ZN-2016

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES** Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. wall design,
 - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - c. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included), and
 - d. stormwater management systems,
3. **EASEMENTS.**
 - a. **EASEMENTS DEDICATED BY PLAT.** The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
 - b. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual
4. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
5. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

6. **ARCHAEOLOGICAL.** Based on Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-132 - Surveys of archaeological sites and exemptions, this development proposal will be exempt from the requirement to provide an archaeological resources survey and report. Regardless of the exemption, any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.
7. **CONSTRUCTION COMPLETED.** Before any BUILDING PERMIT is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards

CATTLETRACK VILLAGE

5713 N. CATTLETRACK RD.
SCOTTSDALE, ARIZONA

R1-18 PRD ZONING NARRATIVE

FIRST SUBMITTAL – JULY 2016

SECOND SUBMITTAL – SEPTEMBER 2016

PROJECT TEAM

TRUE HOMES, LLC

7831 E. BUENA TERRA WAY
SCOTTSDALE, AZ 85250

LVA URBAN DESIGN
STUDIO

120 S. ASH AVE.
TEMPE, AZ 85255

DAVID EVANS &
ASSOCIATES

4600 E. WASHINGTON ST.#250
PHOENIX, AZ 85034

CATTLETRACK VILLAGE

• • •

R1-18 PRD REZONING TABLE OF CONTENTS

I. Introduction	2
A. Purpose of Request.....	2
B. Property Location & Relationship to Surrounding Properties	2
C. Existing Conditions.....	3
II. General Plan/Character Area Plan Goals & Policies	4
A. Site Designation.....	4
B. Value Scottsdale's Unique Character & Lifestyle	5
C. Support Economic Vitality	5
D. Enhance Neighborhoods.....	6
E. Preserve Meaningful Open Space	6
F. Seek Sustainability	7
G. Advance Transportation.....	7
III. Description and Justification for Request.....	8
A. R1-18 Zoning.....	8
B. PRD Overlay	8
C. Factors	9
IV. Methodology to Address Design Principles & Guidelines	11
A. Architectural Character	11
B. Environmental Response.....	11
C. Site Development Character	11
D. Landscape Character.....	12
V. Findings	13
VI. Conclusion.....	14

LIST OF EXHIBITS

Exhibit 1: Dimensioned Plan.....	15
Exhibit 2: Context Aerial	16
Exhibit 3: Site Plan / Subdivision Plan.....	17
Exhibit 4: Open Space Plan	18
Exhibit 5: Landscape Plan	19
Exhibit 6: Pedestrian & Vehicular Circulation Plan	20
Exhibit 7: Sensitive Design Concept Plan & Proposed Design Guidelines.....	21
Exhibit 8: Setback Exhibit.....	22

APPENDICIES

Appendix A: Legislative Draft of Amended/Proposed Development Standards.....	23
--	----

19-ZN-2016
09/14/16

INTRODUCTION

PURPOSE OF REQUEST

This proposal is requesting consideration for a rezoning of a +/- 2.1 acre parcel located adjacent to Cattletrack Road south of Palo Verde Lane, and backs to the Arizona Canal. The request would seek to rezone the property from R1-43 to R1-18 Planned Residential District (PRD) to allow for a 4-lot community in a manner that is consistent with the character and density of adjacent communities. The community will be accessed via a gated entry onto a single interior cul-de-sac and will include a community open space area with shaded seating areas and a pedestrian walkway connection to the Arizona Canal public pathway, allowing residents of Cattletrack Village to access this regional recreational amenity and promote the use of non-vehicular transportation to nearby restaurants and shopping to the south.

PROPERTY LOCATION & RELATIONSHIP TO SURROUNDING PROPERTIES

The subject site is approximately 2.1 acres located at 5713 N. Cattletrack Rd., located adjacent on the west side of the Arizona Canal, between Palo Verde Lane and Valley View Road within the City of Scottsdale. The site consists one parcel, APN#173-03-007R and has an existing residence and accessory structures. A legal description and ALTA Survey have been included with this application.

The property is primarily surrounded by established residential neighborhoods and common use space for the neighboring Privado community. **Table 1** below provides a summary of the existing and surrounding land uses, General Plan Designations, and existing zoning.

	Existing Land Use(s)	General Plan Land Use Designation(s)	Existing Zoning Designation(s)
Site	SF Residence	Suburban Neighborhood	R1-43
South of Site	Privado Community Amenity	Suburban Neighborhood	R1-18 PRD
West of Site	SF Residential	Suburban Neighborhood	R1-18 PRD
North of Site	SF Residence	Suburban Neighborhood	R1-43
East of Site	Arizona Canal, SF Residential Further East	Cultural/Public Use, Suburban Neighborhood	R1-10 PRD

Much of the property within the vicinity of the site consists of existing and planned single-family residential development, including several established neighborhoods such as Privado Village, Park Lane, Del Prado, Woodleaf, and multifamily development Villa Antano. This highly appealing area is experiencing infill and redevelopment of lots similar in scale to the proposed development.

EXISTING CONDITIONS

CATTLETRACK VILLAGE

• • •

As stated previously the site hosts a single family home, with detached a pool and accessory structures. The residence is completely walled/fenced off from surrounding properties and gated at the northwest corner. In addition to the existing residence, the site does contain a limited number of existing mature trees but the overall vegetation density on the property is very low.

The site is relatively flat with minor topography sloping from northwest to southeast with no significant natural features. A portion of the property is encumbered with a mapped FEMA floodplain adjacent and parallel to the Arizona Canal.

The property currently accesses Cattletrack Road, a local collector roadway with approximately 50 feet of existing public right-of-way. The applicant will be requesting an abandonment of a portion of excess right-of-way along the frontage of the site and will pursue this under separate process.

Water service for the property is provided by EPCOR, with existing water lines located immediately north of the northwest corner of the property. The property is currently on a septic system, but City of Scottsdale sewer lines are located nearby to the north of the property, servicing the Privado neighborhood.

GENERAL PLAN/CHARACTER AREA PLAN GOALS & POLICES

SITE DESIGNATION

The property is currently designated as "Suburban Neighborhood" on the 2001 Scottsdale General Plan Land use Map. This designation supports residential densities between 1-8 dwelling units per acre. Suburban Neighborhood land use is a consistent pattern throughout the area which defines the surrounding medium to small-lot single-family communities.

The property is also located within the 2010 Southern Scottsdale Character Area Plan. This plan includes about 15 square miles of Scottsdale's southern-most land proximate to the Downtown. The Southern Scottsdale Area Plan is bounded on the north by Indian Bend Road; on the east by the Salt River Pima-Maricopa Indian Community; on the south by the City of Tempe, and on the west by the City of Phoenix and the Town of Paradise Valley.

The Southern Scottsdale Area Plan is "a community of residential neighborhoods intersected by major corridors where reinvestment and redevelopment is to be encouraged." The Character Plan sets goals towards renewal and reinvestment opportunities in the area. High quality housing, stable neighborhoods with prominent identities, and appropriate densities and intensities are focuses for meeting the community's housing needs.

The proposed project has 4 residential units on the 2 acre parcel, resulting in a density of 2 du/ac. This residential density conforms to the Suburban Neighborhood Land Use designation density of 1-8 du/ac and this proposal will not require a general plan amendment. The proposed R1-18 PRD zoning is appropriate for this location, emphasizing conformance with the Character Area Plan. The Six Guiding Principles of the General Plan to be analyzed are:

1. Values Scottsdale's Unique Lifestyle & Character
2. Support Economic Vitality
3. Enhance Neighborhoods
4. Preserve Meaningful Open Space
5. Seek Sustainability
6. Advance Transportation

CATTLETRACK VILLAGE

• • •

VALUE SCOTTSDALE'S UNIQUE CHARACTER & LIFESTYLE

Character & Design

The Character and Design Element of the General Plan states that development shall be in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood. Cattletrack Village has been planned with the influence of adjacent communities' design and the nearby McDonald Activity Area and Scottsdale Road High Capacity Transit Corridor as described in the Southern Scottsdale Character Area Plan. The proposed path connection to the Arizona Canal will encourage non-vehicular transportation alternatives to destinations and recreation corridors throughout the region. The ranch style, small community character is appropriate given the surrounding areas. Cattletrack Village strives to respect and incorporate the surrounding character and design by enhancing the existing desert landscaping and complying with single story ranch style floor plans as seen nearby.

Land Use

The Land Use General Plan states "...maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities..." The 2 acre project emphasizes connectivity opportunities by establishing regulated access to the Arizona Canal. This element adds to the quality and diverse lifestyle residents will experience. The small community is unique to multi-family housing developments northeast of the site, reinforcing a diverse and balanced land use pattern in the area.

SUPPORT ECONOMIC VITALITY

Economic Vitality

The General Plan's Economic Vitality Principle is intended to protect Scottsdale's future as a desirable place to live, work, play, and visit. The General Plan stresses the intent to address deterioration of mature neighborhoods before it becomes a significant impediment to a high quality of life. The plan proclaims, "Retaining and enhancing the vitality of maturing areas of the city is a critical priority in maintaining the city's economic health."

The subject site is an opportunity to implement these goals of the General Plan by revitalizing an older property and transform the site into a newly restored 4 home community. This development is expected to continue a rejuvenating trend to the mature surrounding area, in order to keep relevance and desirability. The proposed construction is targeted to support economic sustainability and prosperity by implementing the adjacent Downtown and McDonald activity area plans into the overall concept.

Cattletrack Village will offer residents proximity to recreational and mobility opportunities that the Arizona Canal offers, while concurrently being conveniently located close to Scottsdale Road (approximately ½ mile), for more regional services and attractions.

CATTLETRACK VILLAGE

• • •

ENHANCE NEIGHBORHOODS

Community Involvement

In order to adequately gauge the community's feedback, the development team has hosted one public meeting. This meeting was held prior to formal submittal on Tuesday, April 26, 2016 at 6pm in Mohave School's Media/Library room. The feedback from the community was very positive and suggested that nearby residents were very supportive of the Cattletrack Village proposal. Complete outreach efforts and community comments are documented in the Citizen Public Outreach which is provided with this application.

Housing

Scottsdale embraces quality housing opportunities that enhance the character and diversity of the area. Preserving and incorporating the natural Sonoran Desert into communities promotes sustainable and environmentally sensitive qualities that residents have grown to appreciate.

The proposed community will include 4, larger lot, custom homes which will feature individually styled architectural character and lush landscaping. This new custom home community will add a variety of housing options while also contributing to the socioeconomic fabric of the larger area. As a whole, this development will heighten to the mature neighborhood and provide a safe and attractive community for future residents.

Neighborhoods

The City of Scottsdale has defined its neighborhood character by reinforcing its core qualities. Scottsdale's mature neighborhoods model traditional neighborhoods that promote educational, recreational, and commercial opportunities integrated into the residential areas, or within close proximity in order to create a balanced reinforced local economy and community.

The close proximity to the Arizona Canal encourages the use, growth and connection to Scottsdale's multi-use trail and open space network. These natural pathways connect communities while giving residents added social, mental and physical health benefits. The revitalized property will host a small 4 home community in a mature and established neighborhood, maintaining the traditional design of this larger area. This infill proposal revitalizes and reinvests in the current community by introducing opportunities for an updated and varied housing product within an established community.

PRESERVE MEANINGFUL OPEN SPACE

Open Space and Recreation

The proposed infill project works to highlight existing open space by creating an open and simple site concept. The enhanced entry, common open space, and linear street design presents an open concept feel that highlights all useable landscaped areas. Covered patios and large rear yards will give homeowners a private area to engage and relax, while the common amenity area and connection to the Arizona Canal are opportunities to be active and promote interactions between neighbors. Existing vegetation on the property will be salvaged and re-located within the project to encourage a mature

CATTLETRACK VILLAGE

• • •

native landscape aesthetic and shading in common areas. This re-located vegetated will be complimented with additional landscape to provide for a lush environment, particularly in the common open space and eastern retention areas.

SEEK SUSTAINABILITY

Preservation and Environmental Planning

Cattletrack Village understands and embraces Scottsdale's long term commitment to environmental preservation. Future residences will consider the implementation of climate sensitive building techniques like deep overhangs, recessed windows, and shade elements will minimize the harsh desert living effects. Appropriate and natural landscaping will also contribute to energy and water conservation elements that align with Scottsdale's Sensitive Design Principles.

The proposed internal multi-use trail is likely to reduce automobile reliance for local destinations, therefore reducing negative air-quality impacts.

Cost of Development

The City of Scottsdale's philosophy of development "should pay for itself" and not burden existing residents with the provision of infrastructure and public services is honored in the proposed neighborhood. Cattletrack Village is proposed on an infill parcel that will be able to utilize existing infrastructure and add to the revenue base that aids the maintenance of that infrastructure.

Growth Areas

This infill project conforms to Scottsdale's growth area guidelines by not contributing to sprawl, and revitalizing an existing neighborhood. Cattletrack Village is situated to support established local employment, recreational, and retail businesses without creating the need for additional services.

ADVANCE TRANSPORTATION

Community Mobility

Scottsdale's Community Mobility Element's policies focus on efficient and accessible choices for the movement of people, goods, and information. The networks that move people are regional, citywide, local, and neighborhood systems.

Cattletrack Village residents will be able to take advantage of existing regional and citywide mobility networks because of its centralized location. The proposed internal trail provides a larger connection to local and neighborhood destinations.

DESCRIPTION & JUSTIFICATION FOR REQUEST

R1-18 ZONING

The applicant is proposing a rezoning from R1-43 to R1-18 PRD with amended development standards. The request and proposed density is appropriate given the existing residential pattern and recent redevelopment of the area. Higher density development is evident on both sides of the Arizona Canal, which is a response to the growing urban core of Old Town Scottsdale. The R1-18 zoning district *"is intended to promote and preserve residential development. Lot size is such that a low density of population is still maintained. Land use is composed chiefly of individual homes, together with required recreation, religious and educational facilities as the basic elements of a balanced neighborhood,"* as described in Section 6.2 of the Scottsdale Zoning Ordinance. The zoning amendment will allow four dwelling units on the two acre property, resulting in a density of 2.1 dwelling units per acre.

The proposed community abides by all R1-18 use and parking regulations. Two parking spaces will be provided per unit with excess guest parking in driveways.

PRD OVERLAY

The Planned Residential District Overlay has been incorporated into this rezoning request to adjust development standards in order to accommodate the four lots, a street that meets City of Scottsdale standards, provides meaningful common open space area and appropriately meets setbacks to protect the existing large-lot residence to the north. The proposed lot sizes and requested setbacks are consistent with amended standards approved on adjacent properties utilizing the PRD overlay. Setbacks are intended to provide sufficient separation between future Homesites and adjoining properties. A building setback of 30 feet is provided along the north property edge, and 20 feet along the southern edge adjacent to the Privada community amenity area. Side setbacks are typically 10', but in specific locations have been reduced to 0' where homes will be adjacent to internal community open space areas and will not affect nearby homes.

In exchange for reductions in development standards, the applicant has provided for embellished community open space and amenity areas. Open space tracts along the Cattletrack frontage will allow for a meaningful open space treatment and shading of the existing public sidewalk. The frontage area will also include a theme wall that will include variation in the horizontal alignment to provide visual interest and opportunities for additional vegetative planting and vertical column elements.

The community open space at the terminus of the internal street will include seating elements and tree plantings that will promote shaded passive use areas to be enjoyed by community residents. A five

CATTLETRACK VILLAGE

• • •

foot concrete sidewalk will traverse the space and provide an accessible connection through a gate to the Arizona Canal and the recently constructed multi-use path. The community open space will also manage on-site stormwater runoff.

The table below shows the R1-18 PRD Cattletrack Village Development Standards. *Exhibit 12, Setback Exhibit*, displays how these standards are applied throughout the community since setbacks vary for each proposed lot. A legislative draft of the proposal is also included in this submittal, *Appendix A*.

R1-18 PRD DEVELOPMENT STANDARDS			
	ORDINANCE	AMENDED STANDARDS	AMENDED %
MIN. LOT AREA	18,000 SF	14,000 SF	-22%
MIN. LOT WIDTH	120'	100'	-17%
MAX BLDG. HEIGHT	30'	30'	NO CHANGE
MIN. YARD SETBACKS	F=35', S=10', R=30'	SEE BELOW	

**Lots along the northern edge of the property will be limited to one-story and 24 feet.*

BUILDING SETBACK TABLE			
LOT #	FRONT	SIDE	REAR
1	10'	10'	30'
2	10'	10' (West); 0' (East)	30'
3	10'	10' (West); 0' (East)	20'
4	10'	10'	20'

Design Criteria

Cattletrack Village, as a Planned Residential District, will observe the following design criteria:

- The overall plan will be comprehensive, embracing the land, buildings, landscape and their interrelationships and will conform in all respects to all adopted plans of all governmental agencies for the area in which the proposed development is located.
- The plan will provide open space, circulation, off-street parking, and pertinent amenities. Buildings, structures and facilities will be well integrated, oriented and related to the topographic and natural landscape features of the Site.
- The proposed development will be compatible with existing and planned land use, and with circulation patterns on adjoining properties.
- The internal street system will not be a dominant feature in the overall design, rather it will be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities.
- Common areas and recreation areas will be so located so as to be readily accessible to the occupants of the dwelling units and will be well related to the common open spaces provided.

CATTLETRACK VILLAGE

• • •

- Architectural harmony within the development and within the neighborhood and community will be achieved so far as practicable.

In order to achieve these characteristics, Cattletrack Village will be applying amended R1-18 development standards to support the unique design elements within the community, elements which would not be required under standard zoning. As proposed, the amended standards would allow for reductions in yard setbacks and lot sizes, see above table.

FACTORS

The proposed site plan reflects a density of 1.9 dwelling units per acre. This density is slightly above the 1.9 DU/AC base density of the R1-18 zoning district requiring one PRD "factor" in order to amend the density by .1 du/ac. This project goes above and beyond the traditional R1-18 requirements by providing provision of common open space and interior amenities.

Provision of Common Open Space

A private amenity area will be located centrally at the western edge of the community comprising approximately 5,764 square feet within an HOA owned tract. It will serve a dual purpose of activated community open space and community retention. This area will be coupled by a linear retention and stormwater management tract, extending along the eastern perimeter of the site and comprising approximately 3, 079 square feet of community owned area.

The lush open space of this area will be visible from the entry and will contribute to the neighborhood aesthetic as an enhanced community gathering space. This common open space will offer a 5 foot pathway with decorative paving that leads from the terminus of the internal street to a gated entry to the Arizona Canal trail system. Within the open space area will be passive seating elements for community gathering, turf for active recreation with selected trees to provide shading.

Additional tracts along the Cattletrack frontage will be provided for community owned landscape purposes.

Exterior Amenities

The residents of Cattletrack Village will be able to access bike, equestrian, and walking paths through the expansion and extension of the Scottsdale trail system. This system runs adjacent to the property along the eastern edge, on the Arizona Canal. The proposed site plan is designed in order to maximize this area and emphasize the recreational opportunities by providing complimenting open space.

METHODOLOGY TO ADDRESS DESIGN PRINCIPLES & GUIDELINES

ARCHITECTURAL CHARACTER

The four lots in Cattletrack Village will be custom homes, leaving the building footprint and architectural details undetermined at this time. However, the homebuilder, True Homes, has demonstrated their style throughout the Phoenix area. True Home developments are typically one story ranch style houses with architectural styles that complement their community. The anticipated use of cool neutral colors palettes will seek to contrast with the natural warm desert whereby creating a timeless and classic community.

ENVIRONMENTAL RESPONSE

The applicant understands the importance of a sustainable neighborhood, and will seek to incorporate climate-sensitive building techniques such as deep over hangs, recessed windows, and shade elements. Adding climate sensitive landscaping will contribute to Scottsdale's Sensitive Design Principles and contribute in reducing energy and water consumption.

The direct trail connection as provided in our concept will help to encourage residents to participate in utilizing alternative modes of transportation by providing ease of access to the canal path network that is rapidly taking shape within the city and surrounding municipalities. The resulting reduction in use of vehicles as a mode of transportation will relieve the impact of traffic on adjacent streets and promote a healthier environment.

SITE DEVELOPMENT CHARACTER

The entry of the proposed community will be identified with monument signage that flank the entry gates. Theme walls and view fencing with horizontal variation and columns along the Cattletrack road frontage will also serve to establish and identify the character of the community. The single vehicular entry gate will be complimented with a gated pedestrian entry on the north side of the street. This pedestrian entry will serve as a connection to the six foot public sidewalk that runs along the Cattletrack road frontage. Past the entry gates the home sites are arranged around a cul-de-sac with a round central median that will contain a large specimen Tree and natural desert boulders as focal point.

Cattletrack Village is designed to be a small but active neighborhood in a centrally located part of Scottsdale. Future residents will enjoy the convenience offered by living close to their favorite Old

CATTLETRACK VILLAGE

• • •

Town restaurants, and nightlife as well as the many recreational activities that this area offers. While proximity to outside amenities is a major draw to Cattletrack Village, it is equally significant that the community will incorporate amenities internal to the development for use by its residents. The trail that is provided gives residents access to the Arizona Canal which in turn can be used for transportation to other destinations or for recreational activities such as walking, jogging, or bike riding.

The trail connection will be made of a 5 foot concrete sidewalk that will be colored to blend in with the natural Sonoran desert character of the plants and native rock used on the site. This path will flow from the neighborhood through a small park-like retention basin that is designed to offer a place for varied activities. Within the basin there is large open turf area that can be used for both active and passive activities. This basin is also large enough that common lawn games such as croquet or playing catch can be comfortably accomplished.

Large flat-top boulders will be buried into the side slopes along the trail and adjacent to the turf area to provide a large flat surface for seating and community gathering. This seating area will be surrounded by native plants and shade trees and will serve as resting place for walkers and a respite for users of the turf area.

LANDSCAPE CHARACTER

The use of native desert plants will serve to blend the community into the established landscape character of Scottsdale while the select use of some more colorful desert adapted species will help distinguish the individual character of the community. Landscaping along Cattletrack Road will include large box size vegetation establishing a more mature streetscape character representative of the established neighborhood. These trees and shrubs will be supported by a low water-use xeriscape system in order to help conserve water use in our desert community. Accent landscape lighting will be used in strategic areas to accentuate specimen trees and plantings that lend themselves to establishing character. Sidewalks within the community will be integrally colored to match the natural desert patina of surrounding boulders and decomposed granite. Colors chosen for walls and other site elements will also be selected for their ability to blend in with natural desert colors of the surrounding area.

FINDINGS

THAT THE DEVELOPMENT PROPOSED IS IN SUBSTANTIAL HARMONY WITH THE GENERAL PLAN OF THE CITY OF SCOTTSDALE, AND CAN BE COORDINATED WITH EXISTING AND PLANNED DEVELOPMENT OF SURROUNDING AREAS.

Cattletrack Village will comply with the existing General Plan land use of Suburban Neighborhoods and will consist of 4 lots on 2.1 acres, 1.9 DU/AC. The land use designation of Suburban Neighborhoods is described as "... medium to small-lot single-family neighborhoods or subdivisions, densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight per acre." This designation and description proves the substantial harmony with Scottsdale's General Plan.

THAT THE STREETS AND THOROUGHFARES PROPOSED ARE SUITABLE AND ADEQUATE TO SERVE THE PROPOSED USES AND THE ANTICIPATED TRAFFIC WHICH WILL BE GENERATED THEREBY.

The development's small size moderately increases homes in the area by four. This will not significantly impact traffic or congestion in the immediate or surrounding areas. The private entry is designed to serve the proposed residents and anticipated traffic counts are limited.

THE PLANNING COMMISSION AND CITY COUNCIL SHALL FURTHER FIND THAT THE FACTS SUBMITTED WITH THE APPLICATION AND PRESENTED AT THE HEARING WILL ESTABLISH BEYOND A REASONABLE DOUBT THAT THE PLANNED RESIDENTIAL DEVELOPMENT WILL CONSTITUTE A RESIDENTIAL ENVIRONMENT OF SUSTAINED DESIRABILITY AND STABILITY THAT IT WILL BE IN HARMONY WITH THE CHARACTER OF THE SURROUNDING AREA; AND THAT THE SITES PROPOSED FOR PUBLIC FACILITIES SUCH AS SCHOOLS, PLAYGROUNDS AND PARKS, ARE ADEQUATE TO SERVE THE ANTICIPATED POPULATION.

The proposed project is a continuation of a revitalization of the surrounding area. The four lot community will feature a shared amenity, an enhanced gated entry, and direct access to public trail networks. The property is sensitive to adjacent setbacks and uses, and will blend with the character of the surrounding neighborhood. There are no public facilities proposed as part of this development as existing facilities have proved to be adequate to serve the future residences.

CONCLUSION

The applicant respectfully requests the approval of this rezoning application as it promotes the objects outlined by the City through the General Plan, South Scottsdale Area Plan, R1-18 zoning district, and the Planned Residential District.

CATTLETRACK VILLAGE

...

EXHIBIT 1



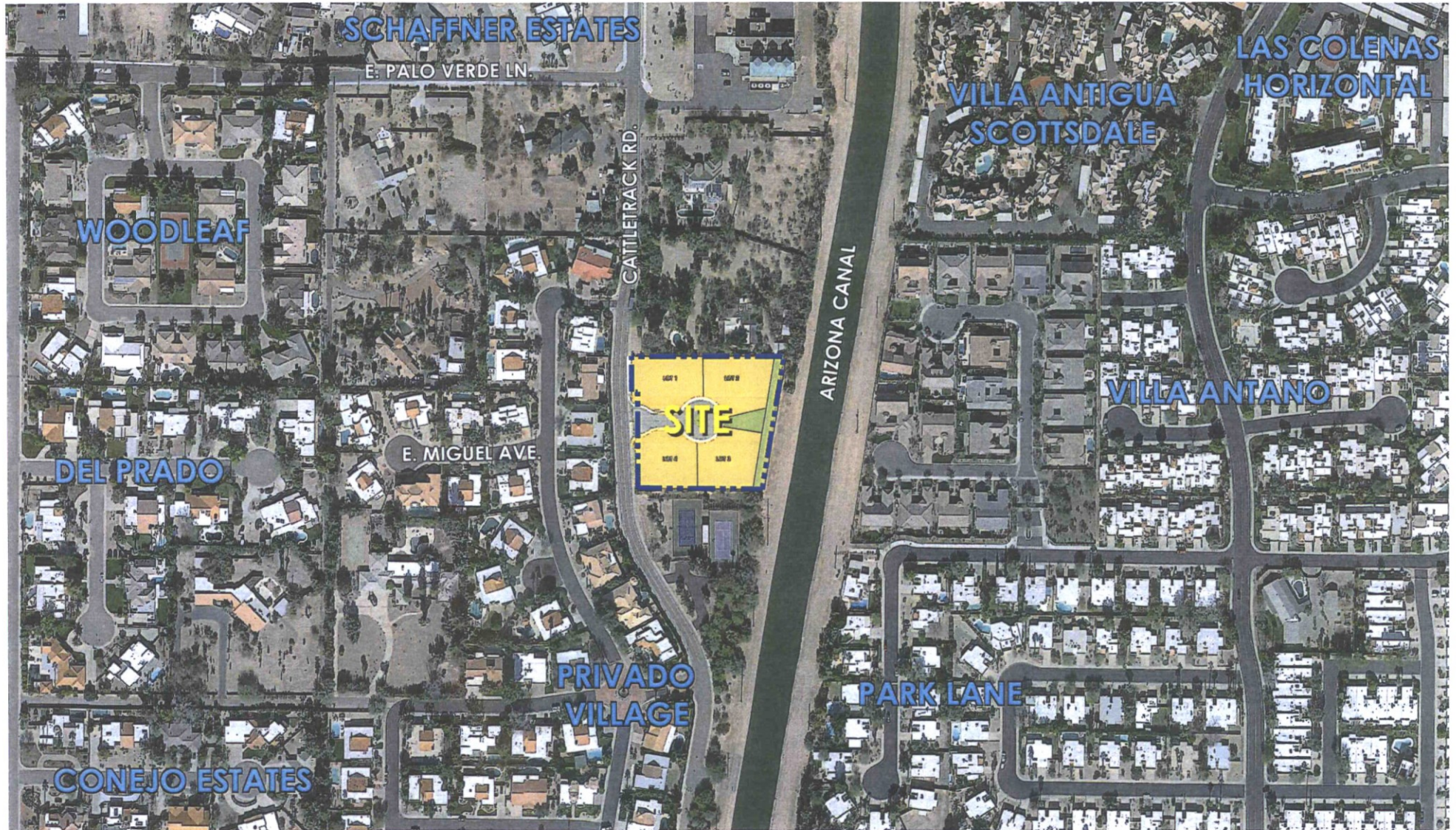
SITE DATA

EXISTING	
ZONING:	R1-43
GROSS AREA:	2.09 ± ACRES
NET AREA:	1.92 ± ACRES
PROPOSED	
ZONING:	R1-18 PRD
# OF LOTS:	4
GROSS DENSITY:	1.9 DU/AC
AMENDED DEVELOPMENT STANDARDS	
MIN. LOT AREA:	14,000 SF
MIN. LOT WIDTH:	100'
MIN. FRONT YARD SETBACK:	10'
MIN. SIDE YARD SETBACK:	10' & 0'
MIN. REAR YARD SETBACK (N/S):	20'
MAX BUILDING HEIGHT:	30'
* - BUILDING HEIGHT LIMITED TO ONE-STORY (24 FEET)	

CATTLETRACK VILLAGE

...

EXHIBIT 2



CATTLETRACK VILLAGE

CONTEXT MAP

APPROX. SCALE: NTS

1:606 DRAWN BY: AH



6/30/16

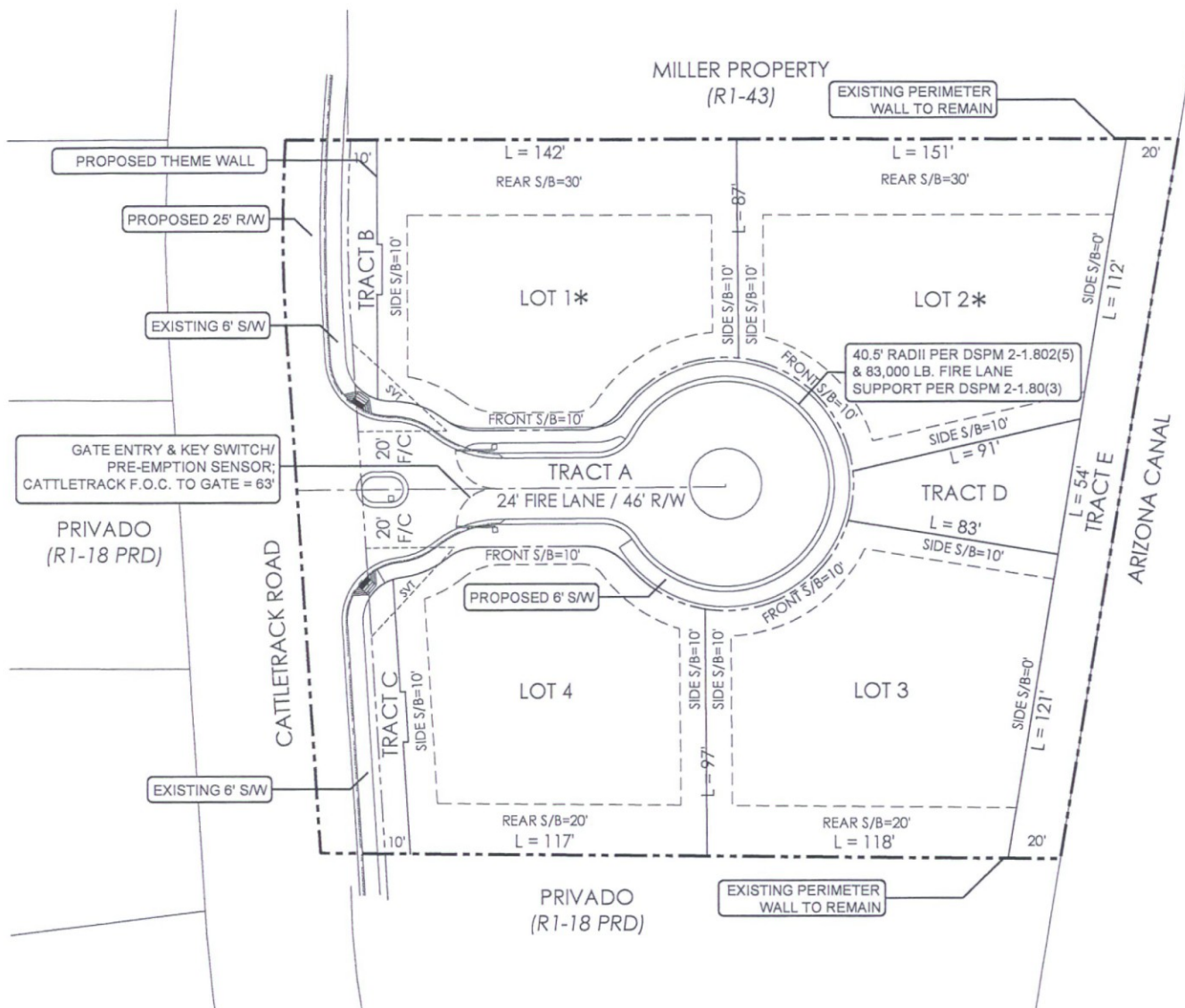
19-ZN-2016

09/14/16

CATTLETRACK VILLAGE

...

EXHIBIT 3



SITE DATA

EXISTING

ZONING: R1-43
GROSS AREA: 2.09 ± ACRES
NET AREA: 1.92 ± ACRES

PROPOSED

ZONING: R1-18 PRD
OF LOTS: 4
GROSS DENSITY: 1.9 DU/AC
PARKING: 2 SPACES/UNIT TO BE PROVIDED IN GARAGE

AMENDED DEVELOPMENT STANDARDS

MIN. LOT AREA: 14,000 SF
MIN. LOT WIDTH: 100'
MAX BUILDING HEIGHT: 30'

* - BUILDING HEIGHT LIMITED TO ONE-STORY (24 FEET)

LOT / BLDG. SETBACK TABLE

LOT	AREA (SF)	PROPOSED SETBACKS		
		FRONT	SIDE	REAR
1	14,945	10'	10'	30'
2	16,152	10'	10' (WEST)/0' (EAST)	30'
3	15,001	10'	10' (WEST)/0' (EAST)	20'
4	13,748	10'	10'	20'

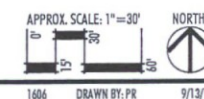
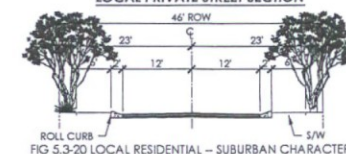
FIRE CONFORMANCE INFORMATION

- * ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
- * FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
- * UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
- * KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
- * GATE DETAIL CONSISTENT WITH DS&PM
- * ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS

TRACT TABLE

TRACT	AREA (SF)	USE	MAINTENANCE
A	13,042	PRIVATE STREET	HOA
B	1,087	COMMUNITY O/S	HOA
C	1,095	COMMUNITY O/S	HOA
D	3,079	COMMUNITY O/S	HOA
E	5,764	O/S & DRAINAGE	HOA

LOCAL PRIVATE STREET SECTION



1606 DRAWN BY: PR 9/13/16

CATTLETRACK VILLAGE

• • •

EXHIBIT 4



LEGEND

- STREETSCAPE LANDSCAPE
- THEMED COMMUNITY OPEN SPACE
- PRIVATELY OWNED/MAINTAINED LS
(DOES NOT CONTRIBUTE TO PROVIDED OPEN SPACE)
- BUILDING ENVELOPES

REQUIRED OPEN SPACE - 0.0 SQ. FT.
 PROVIDED OPEN SPACE - 13,939 SQ. FT. (16.6% OF NET)

LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south ash avenue • tempe, arizona 85281 • 480.994.0994

CATTLETRACK VILLAGE

OPEN SPACE PLAN

APPROX. SCALE: 1"=30'
 1606 DRAWN BY: AH 9/9/16

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it is prepared. No use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
 U:\1606-CATTLETRACK VILLAGE\CAD\PLANNING\LVA-1606-OPEN SPACE PLAN-20160418.dwg Sep 9, 2016

19-ZN-2016
09/14/16

CATTLETRACK VILLAGE
...

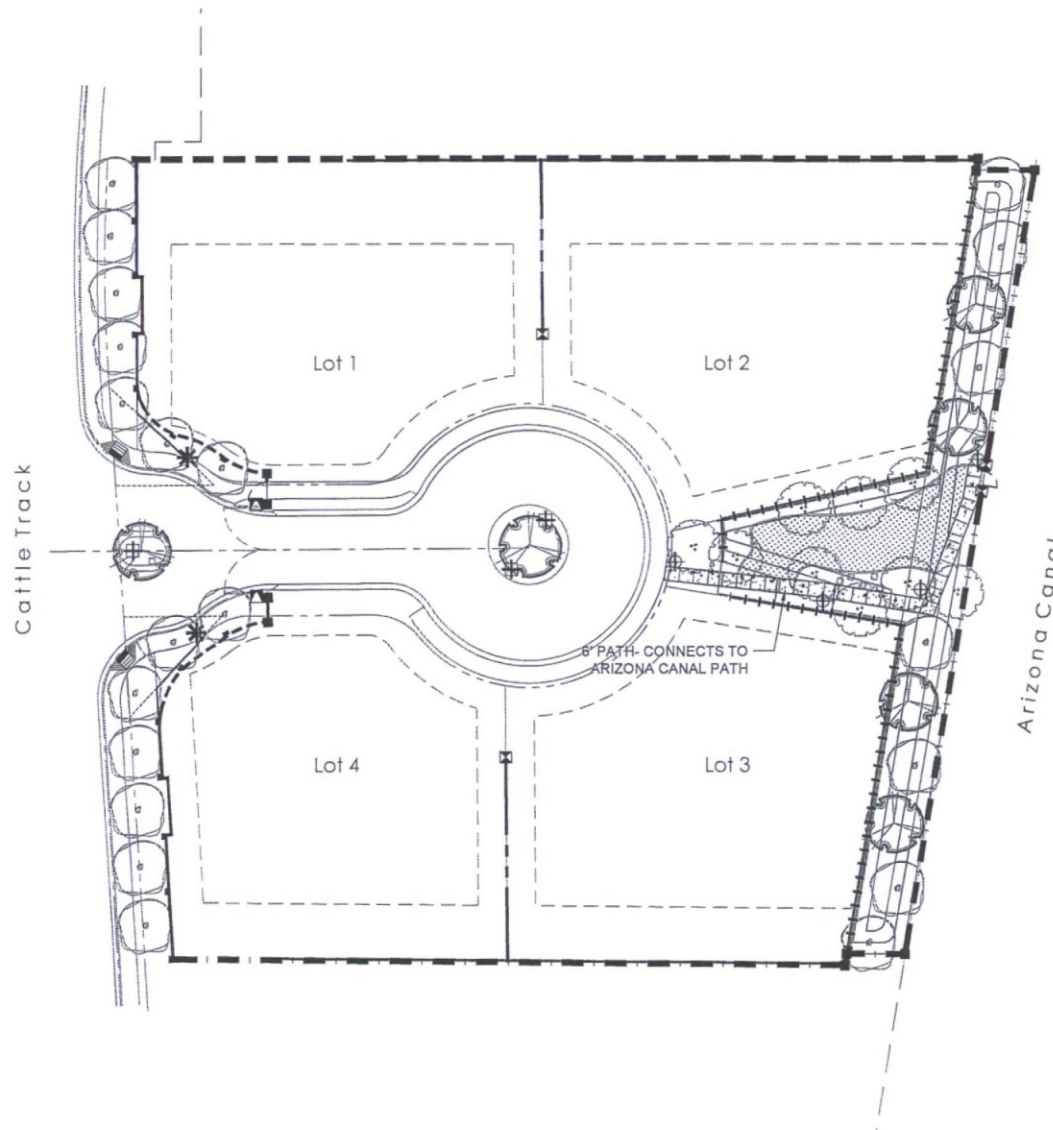
EXHIBIT 5

WALL LEGEND

—	THEME WALL	304 L.F.
- - - -	VIEW FENCE 4' HIGH ON 2' HIGH WALL	90 L.F.
—	PARCEL WALL	315 L.F.
—	BUILDER WALL	132 L.F.
—	EXISTING MASONRY WALL	530 L.F.
	RETAINING WALL PER CIVIL ENGINEER	380 L.F.
■	THEME COLUMN TYPE-1	4 TOTAL
■	8" X 24" BUMP-OUT	14 TOTAL
■	THEME COLUMN TYPE-2	2 TOTAL
*	ENTRY SIGNAGE	2 TOTAL
~	PEDESTRIAN ACCESS GATES	2 TOTAL
~	VEHICULAR ACCESS GATES	1 TOTAL

LIGHTING LEGEND

■	WALL MOUNTED SCONCE	2 TOTAL
⊕	IN-GRADE UPLIGHT	3 TOTAL
⊕	POST MOUNT ON 10' POLE	3 TOTAL



PROPOSED LIGHTING MATERIAL CUT SHEETS

LED wall sconce with downlight

LED wall sconce with downlight
This fixture is a wall sconce with a downlight. It is made of aluminum and has a powder coat finish. The downlight is made of clear glass and has a frosted finish. The fixture is 12 inches high and 6 inches wide. It is designed to be mounted on a wall. The downlight is adjustable and can be directed upwards or downwards. The fixture is available in three finishes: brushed aluminum, black, and white. The price is \$120.00 per fixture.

Material
Finish
Color
Price



LED wall sconce with downlight
This fixture is a wall sconce with a downlight. It is made of aluminum and has a powder coat finish. The downlight is made of clear glass and has a frosted finish. The fixture is 12 inches high and 6 inches wide. It is designed to be mounted on a wall. The downlight is adjustable and can be directed upwards or downwards. The fixture is available in three finishes: brushed aluminum, black, and white. The price is \$120.00 per fixture.

ZX11

LED wall sconce with downlight

Material
Finish
Color
Price

Technical Data

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

Model
Material
Finish
Color
Price

Ordering Guide

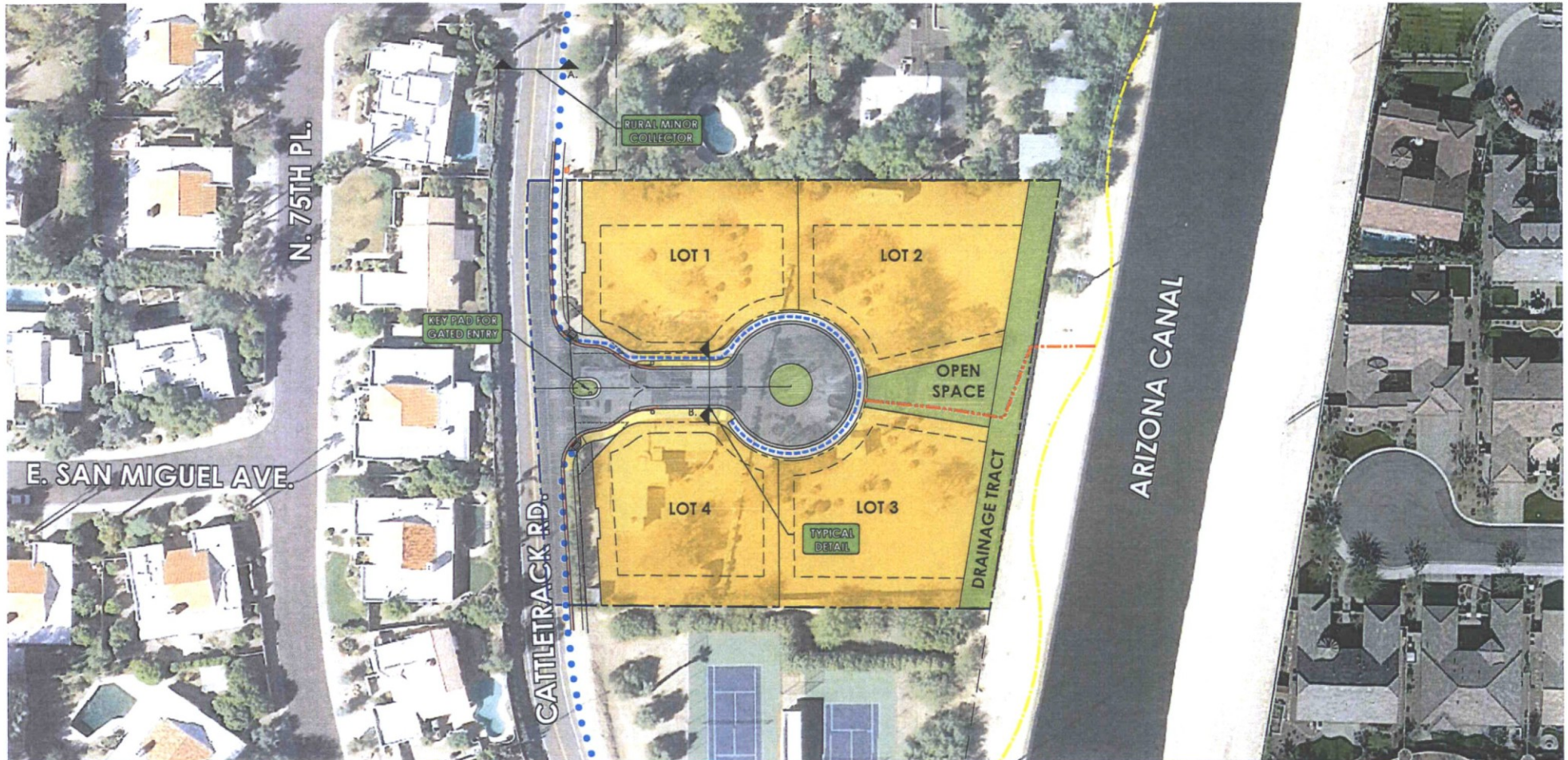
Model
Material
Finish
Color
Price

Ordering Guide

CATTLETRACK VILLAGE

...

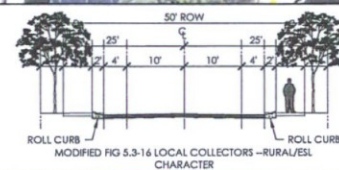
EXHIBIT 6



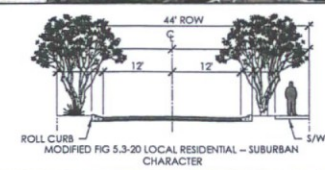
- ● ● 6' EXISTING PUBLIC SIDEWALK
- 6' PROPOSED PRIVATE SIDEWALK
- 8'-10' EXISTING PUBLIC MULTI-USE PATH
- 6' PROPOSED TRAIL CONNECTION SIDEWALK

2 PARKING SPACES PER UNIT TO BE PROVIDED IN GARAGE

A.



B.



LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

CATTLETRACK VILLAGE

PEDESTRIAN & VEHICULAR CIRCULATION PLAN

APPROX. SCALE: 1"=30'
1606 DRAWN BY: AH 9/9/16

PRELIMINARY: NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
This document, together with the concepts and designs presented herein, is an instrument of service, and is intended only for the specific purpose and client for which it is prepared. No use of and no reliance on this document without written authorization and adoption by LVA Urban Design Studio, L.L.C. shall be without liability to LVA Urban Design Studio, L.L.C.
U:\1606-CATTLETRACK VILLAGE\CAD\PLANNING\1606-PEDEST & VEH PLAN-20160414.dwg Sep 9, 2016

19-ZN-2016
09/14/16

CATTLETRACK VILLAGE

• • •

EXHIBIT 7

19-ZN-2016
09/14/16

GENERAL NOTES:

1. ALL DISTURBED AREAS ARE TO HAVE "DESERT FLOOR" DECOMPOSED GRANITE. MATCH COLOR AND SIZE OF SURROUNDING AREAS.
2. ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
3. BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
4. FIFTY PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED IN ARTICLE III, DEFINITIONS, OF THE ZONING ORDINANCE. INDICATE BOTH THE COMPLIANT CALIPER AND INDUSTRY STANDARDS BOX SIZE FOR THAT CALIPER IN THE PLANT PALETTE.
5. ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST.
6. NO SHRUB OR GROUND COVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL EXCEED 2'-0" IN HEIGHT AT MATURITY, TYP.
7. MEDIANS LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE DS&PM.
8. EMERGENCY ACCESS TO BE KEPT CLEAR.
9. THORNY TREES, SHRUBS, CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE - CANOPY WILL BE AT LEAST 4' AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING (DS&PM SEC. 2-1.1001.13).
10. THE DEDICATION OF PUBLIC UTILITY EASEMENTS MAY RESTRICT THE LOCATION AND TYPE OF VEGETATIVE MATERIALS ALLOWED WITHIN THESE AREAS.

VICINITY MAP



PROJECT TEAM

Discipline	Company Contact Info.
Developer	True Homes LLC David Reich 7831 E. Buena Vista Way Scottsdale AZ, 85250 602.751.6733
Landscape Architect	LVA Urban Design Studio Keith Jankovsky, RLA 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 kjankovsky@lva-design.com
Civil Engineer	David Evans & Associates Randy Georges 4600 E. Washington St., Suite 250 Phoenix, AZ 85034 602.474.9237

LANDSCAPE KEYNOTE LEGEND

- 1 ENTRY GATES
- 2 PEDESTRIAN GATE
- 3 TRAIL CONNECTION SIDEWALK-COLORED CONCRETE
- 4 PROPOSED RETENTION
- 5 ROW
- 6 PUE
- 7 EXISTING SIDEWALK
- 8 FLAT-TOP BOULDERS FOR SEATING

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

CATTLETRACK VILLAGE

CONCEPTUAL LANDSCAPE PLAN
SHEET 1 OF 2

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
U:\11606-CATTLETRACK VILLAGE\CAD\EXHIBITS\01-LVA-11606-Concept LS Plan.dwg Sep 13, 2016

PLANTING LEGEND

TREES		SIZE	QTY.	CALIPER
ACACIA GREGGII	CATCLAW ACACIA	24" BOX	-	1.0"-1.75"
CELTIS RETICULATA	WESTERN HACKBERRY	24" BOX	-	1.0"-1.5"
CHLOPIS LINEARIS	DESERT WILLOW	24" BOX	-	1.0"-1.5"
OLNEYA TESOTA	IRONWOOD	24" BOX	-	2.5"-3.5"
PARKINSONIA FLORIDA	BLUE PALO VERDE	24" BOX	-	1.0"-1.5"
PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	24" BOX	-	0.75"-1.25"
PROSOPIS VELUTINA	VELVET MESQUITE	24" BOX	-	1.0"-1.5"
QUERCUS TURBINELLA	SCRUB OAK	24" BOX	-	1.0"-1.5"
SHRUBS		SIZE	QTY.	
AMBROSIA AMBROSIOIDES	GIANT BURSAGE	5 GAL.	-	
AMBROSIA DELTOIDEA	BURSAGE	5 GAL.	-	
CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL.	-	
CALLIANDRA ERIOPHYLLA	PINK FAIRY DUSTER	5 GAL.	-	
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL.	-	
HOLACANTHA EMORYI	EMORY'S CRUCIFIXION THORN	5 GAL.	-	
HYPTIS EMORYI	DESERT LAVENDER	5 GAL.	-	
JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL.	-	
LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL.	-	
PENSTEMON SP.	DESERT PENSTEMON	1 GAL.	-	
PSILOSTROPHE COOPERI	PAPERFLOWER	5 GAL.	-	
SPHAERALCEA AMBIGUA	DESERT GLOBE MALLOW	5 GAL.	-	
SIMMONDSIA CHINENSIS	JOJOBA	5 GAL.	-	
VIGUERA DELTOIDEA	GOLDENEYE	5 GAL.	-	
ACCENTS		SIZE	QTY.	
AGAVE WEBERI	WEBER AGAVE	5 GAL.	-	
CARNEGIEA GIGANTEA	SAGUARO	5 GAL.	-	
DASTYLION WHEELERI	DESERT SPOON	5 GAL.	-	
FEROCACTUS CYLINDRACEUS	COMPASS BARREL	5 GAL.	-	
FOUQUIERIA SPLENDENS	OCOTILLO - 12 CANE MIN.	5 GAL.	-	
OPUNTIA ENGELMANII	ENGELMANN'S PRICKLY PEAR	5 GAL.	-	
OPUNTIA FULGIDA	CHAIN FRUIT CHolla	5 GAL.	-	
YUCCA BACCATA	BANANA YUCCA	5 GAL.	-	
GROUNDCOVERS		SIZE	QTY.	
BAILEYA MULTIRADIATA	DESERT MARGOLD	1 GAL.	-	
DALEA GREGGII	TRAILING INDIGO BUSH	1 GAL.	-	
DYSSODIA PENTACHAETA	GOLDEN DYSSODIA	1 GAL.	-	
MELAMPodium LEUCANTHUM	BLACKFOOT DAISY	1 GAL.	-	
VERBENA RIGIDA	SANDPAPER VERBENA	1 GAL.	-	
LANDSCAPE MATERIALS			QTY.	
TURF	SOD		150 S.F.	
DECOMPOSED GRANITE	1/2" MINUS	GOLD	-S.F.	
SURFACE SELECT BOULDERS	1, 2, 3, 4 TON	TO MATCH D.G.		

NOTE:
PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO CONFORM TO CITY OF SCOTTSDALE DS&PM, SECTION 2-1.903.



FLAT-TOP BOULDERS FOR SEATING CHARACTER

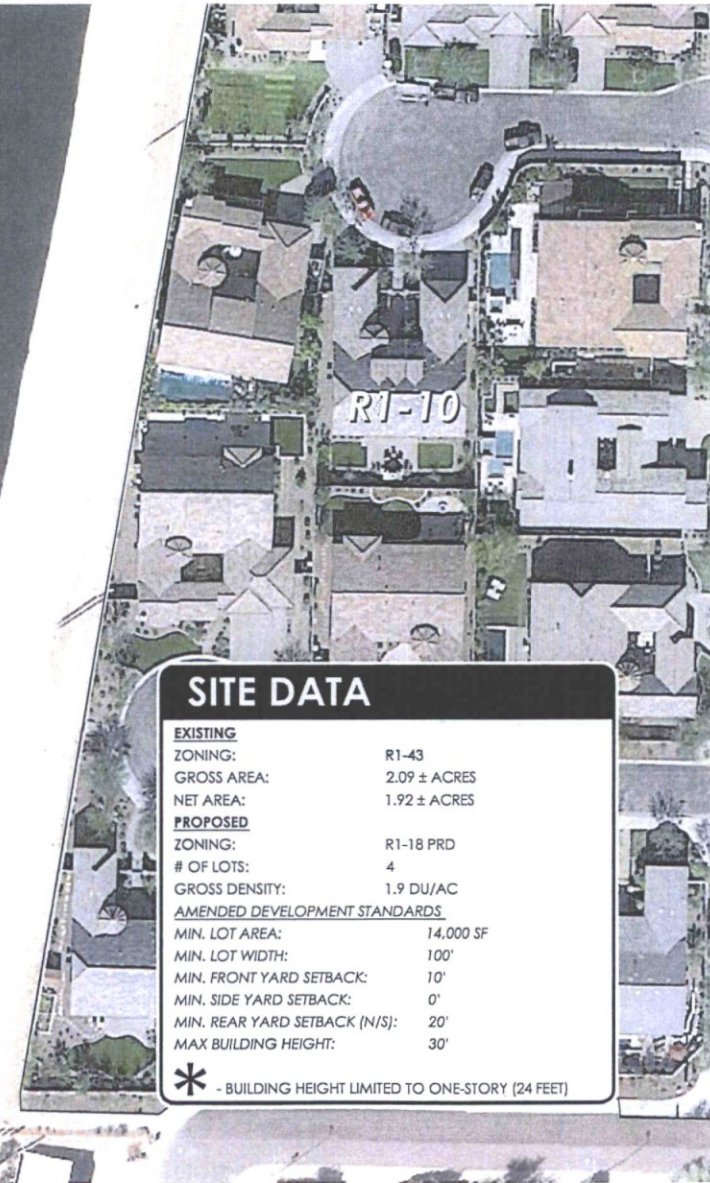
APPROX. SCALE: 1"=20'
0000.0 DRAWN BY: TEAM 9/13/16

19-ZN-2016
09/14/16

CATTLETRACK VILLAGE

• • •

EXHIBIT 8



SITE DATA

EXISTING

ZONING:	R1-43
GROSS AREA:	2.09 ± ACRES
NET AREA:	1.92 ± ACRES

PROPOSED

ZONING:	R1-18 PRD
# OF LOTS:	4
GROSS DENSITY:	1.9 DU/AC

AMENDED DEVELOPMENT STANDARDS

MIN. LOT AREA:	14,000 SF
MIN. LOT WIDTH:	100'
MIN. FRONT YARD SETBACK:	10'
MIN. SIDE YARD SETBACK:	0'
MIN. REAR YARD SETBACK (N/S):	20'
MAX BUILDING HEIGHT:	30'

* - BUILDING HEIGHT LIMITED TO ONE-STORY (24 FEET)

APPENDIX A

LEGISLATIVE DRAFT OF THE PROPOSED AMENDED DEVELOPMENT STANDARDS

Sec. 5.300. - Single-family Residential (R1-18).

(Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 32), 4-3-12)

Sec. 5.301. - Purpose.

This district is intended to promote and preserve residential development. Lot size is such that a low density of population is still maintained. Land use is composed chiefly of individual homes, together with required recreation, religious and educational facilities as the basic elements of a balanced neighborhood.

Sec. 5.302. - Use regulations.

A. Permitted uses. Buildings, structures or premises shall be used and building and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Any use permitted in the (R1-43) single-family residential district. (see section 5.102A).

B. Permitted uses by conditional use permit. Any use permitted by conditional use permit in the (R1-43) single-family residential district. (see section 5.102B).

(Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.303. - Reserved.

Editor's note— Ord. No. 4164, § 1(Res. No. 9857, § 1, Exh. A, § 10), adopted Aug. 25, 2014, repealed § 5.303 which pertained to approvals required and derived from Ord. No. 3225, § 1, adopted May 4, 1999.

Sec. 5.304. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-18 district:

A. Lot area.

1. Each lot shall have a minimum area of not less than fourteen thousand (14,000) ~~eighteen thousand (18,000)~~ square feet.

2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimensions.

1. Width. All lots shall have a minimum width of one hundred (100) ~~one hundred twenty (120)~~ feet.

C. Density. There shall not be more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.

E. Yards.

1. Front Yard.

- a. There shall be a front yard having a depth of not less than ten (10) ~~thirty-five (35)~~ feet.
 - b. Where lots have a double frontage on two (2) streets, the required front yard of ten (10) ~~thirty-five (35)~~ feet shall be provided on both streets.
 - c. On a corner lot, the required front yard of ten (10) ~~thirty-five (35)~~ feet shall be provided on each street. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.
- 2. Side Yard. There shall be a side yard on each side of a building having a width of not less than zero (0) ~~ten (10)~~ feet.
 - 3. Rear Yard. There shall be a rear yard having a depth of not less than twenty (20) ~~thirty (30)~~ feet.
 - 4. Other requirements and exceptions as specified in article VII.
- F. Distance between buildings.
- 1. There shall be not less than ten (10) feet between an accessory building and the main building.
 - 2. The minimum distance between main buildings on adjacent lots shall not be less than twenty (20) feet.
- G. Walls, fences and landscaping. Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.
- H. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

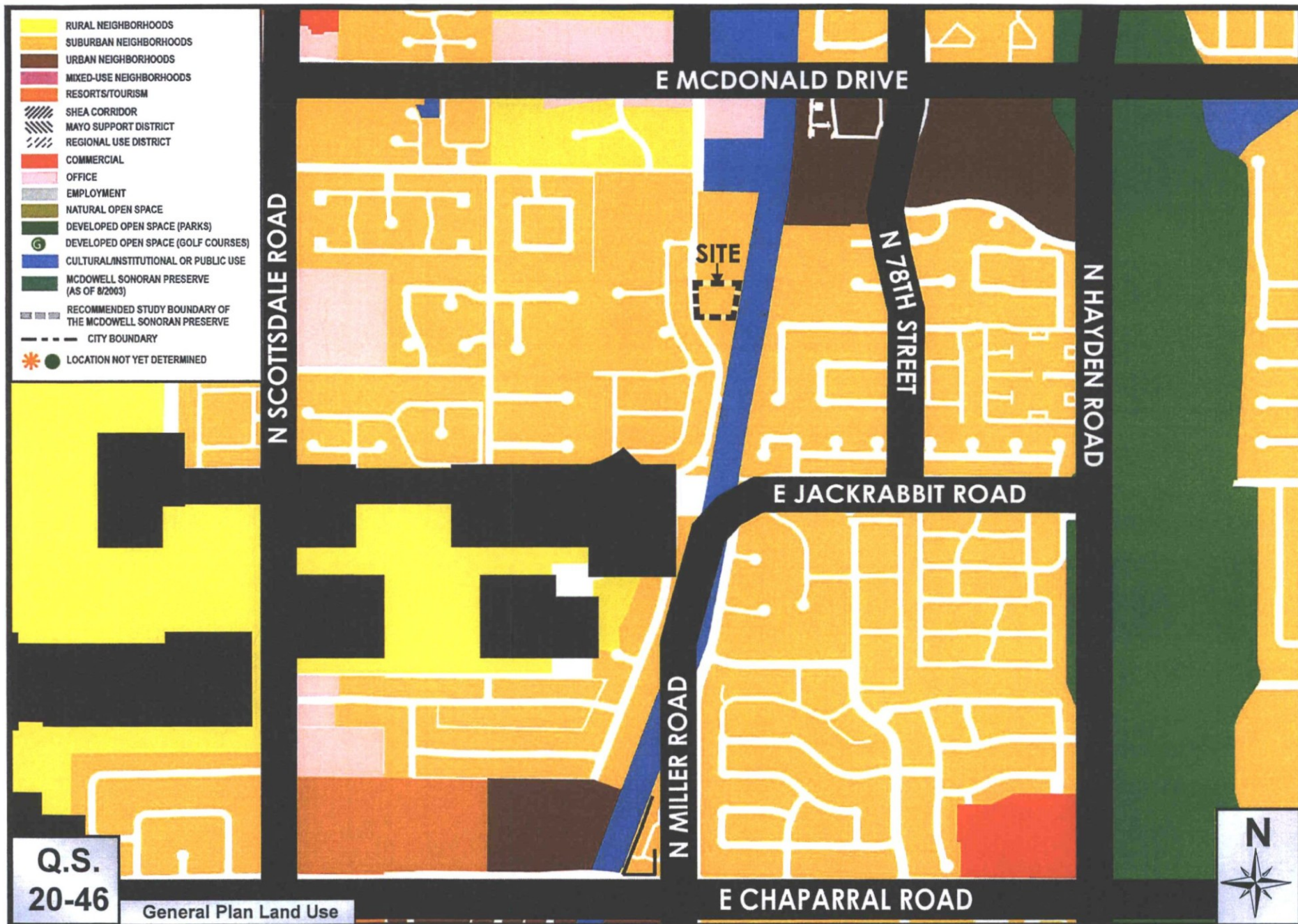
(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 33), 4-3-12)

Sec. 5.305. - Off-street parking.

The provisions of article IX shall apply.

Sec. 5.306. - Signs.

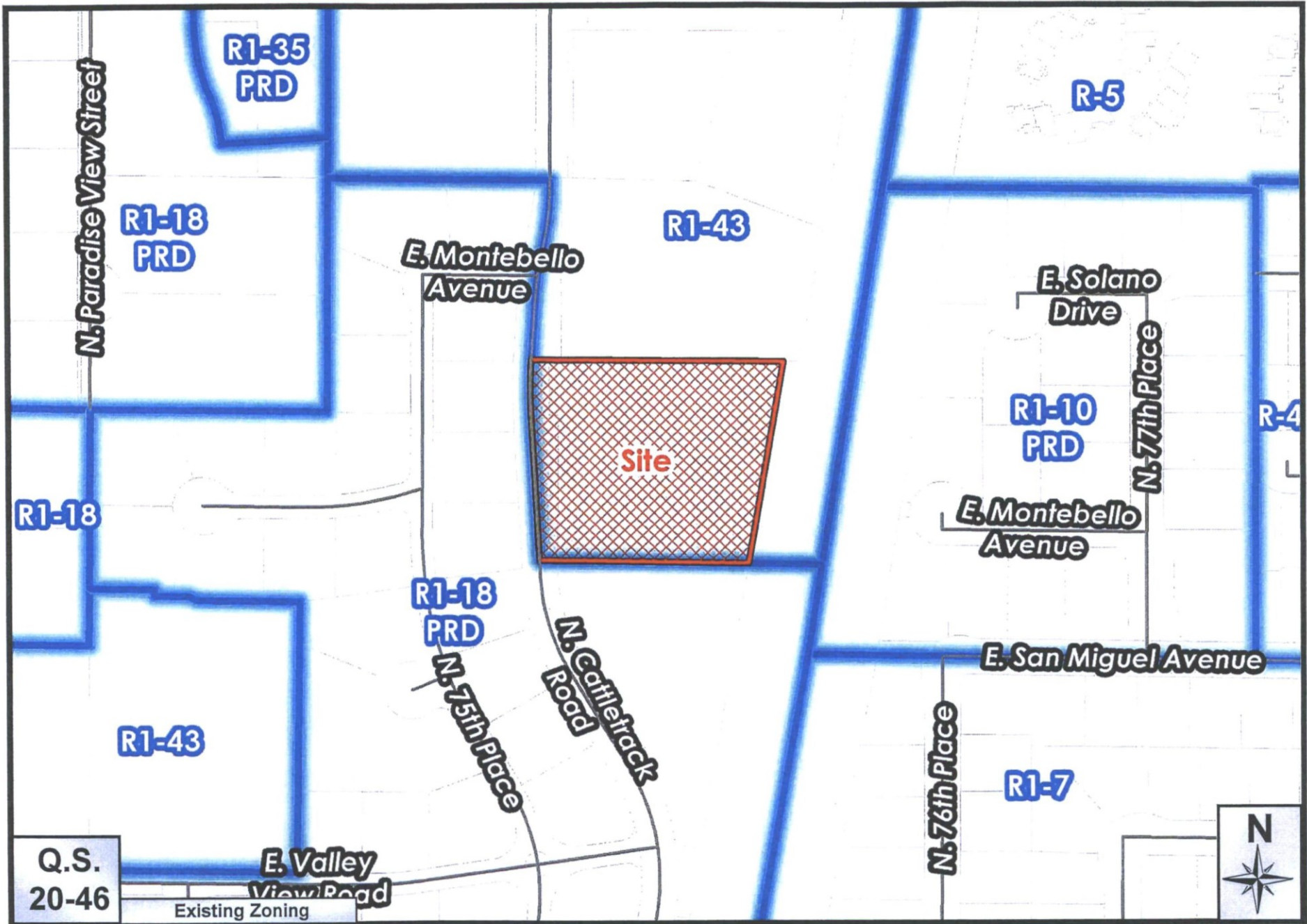
The provisions of article VIII shall apply.



Cattletrack Village

ATTACHMENT #5

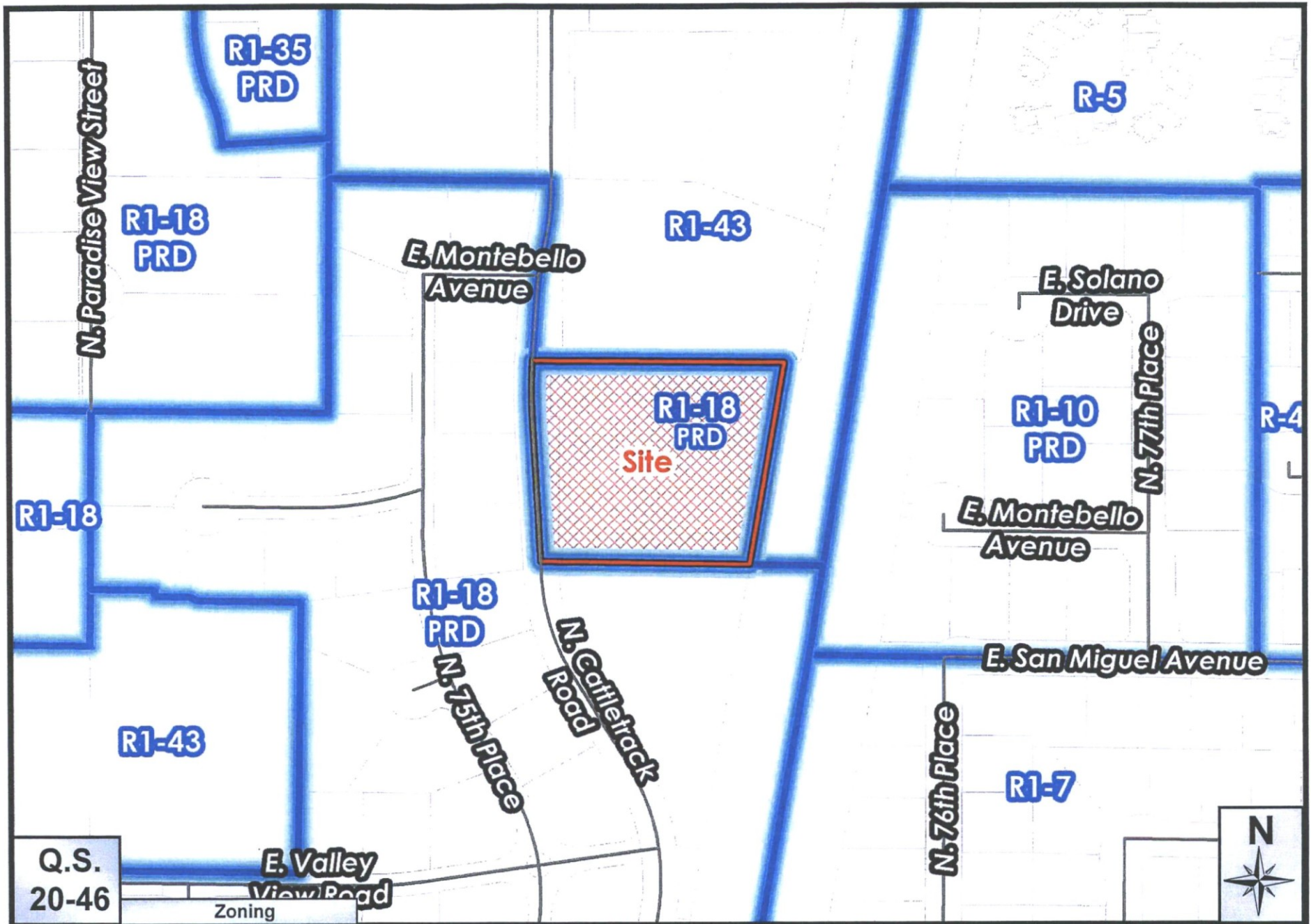
19-ZN-2016



Cattletrack Village

ATTACHMENT #6

19-ZN-2016



Cattletrack Village

ATTACHMENT #7

19-ZN-2016

CATTLETRACK VILLAGE - CITIZEN REVIEW REPORT

1. MEETING 1 – April 26, 2016

On Tuesday, April 26, 2016, a public neighborhood meeting was held at Mohave Middle School's library/media room from 6:00pm-7:00pm. Letters with an attached site plan were mailed to; residents within a 750' radius and City of Scottsdale "additional to be informed" on April 11th, fifteen days prior to the meeting.

Five exhibit boards (context, general plan, zoning, site plan, and elevations) were posted around the library. Participants were encouraged to sign in, tour the exhibits with the applicant team, and ask or write comments or concerns. Six residents attended the meeting. Two written comments/concerns have been received from SRP and ADOT.

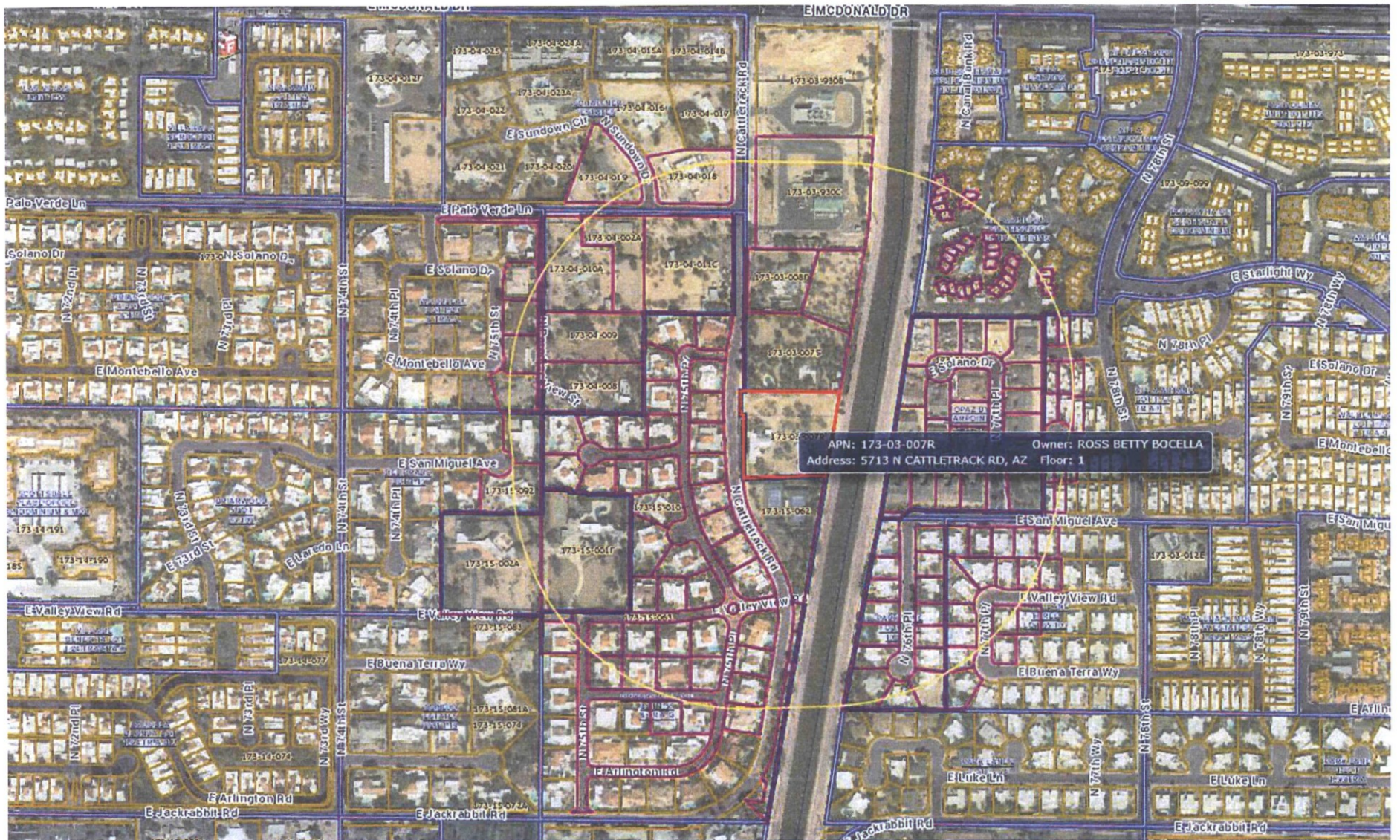
Most participants were from the Privado Village neighborhood, west of the site. The neighbors that attended the meeting were mostly curious about the proposed development, some residents verbalized their support for the redevelopment, saying that the area was in need of gentrification. Conversations about the community tying into the Arizona Canal trail system, future of the current home on the site, construction timeline, price point of homes, and overall architecture lead the discussion.

At this time the applicant remains sensitive to the community's opinions, but does not see any prominent concerns to four lot site plan.

ATTACHEMENTS

1. Map of notified neighbors (750 feet)
2. List of names and contact information for contacted parties
3. Notification Letters
4. Open house sign-in sheets
5. Comment responses
6. Affidavit of sign posting

750' NOTIFICATION BUFFER



April 11, 2016

Re: Cattletrack Village: Neighborhood Meeting Announcement

Dear Neighbor/Property Owner:

We are Landscape Architects and Land Planners seeking approval for a 4-lot community near your home/property. The site is currently occupied by a residential home, located at 5713 N. Cattletrack Rd. in Scottsdale, AZ.

We are inviting you to an upcoming neighborhood meeting to provide information about our design and the application process.

Within the coming weeks, we will be submitting an application to the City of Scottsdale requesting to amend the zoning on the property from the existing R1-43 (Single Family Residential, 1 dwelling unit per acre) to R1-18 PRD (Single Family Residential Planned Residential District, 2 dwelling units per acre). The proposed zoning change is in conformance with the City's General Plan that identifies the land use on the property as Suburban Neighborhoods (1-8 dwelling units per acre). Our proposal intends to maintain conformance with this requirement by providing 4 single family homes on the 2+/- acre property.

The requested zoning change will allow for large lot, single story private homes, enhanced community open space located along the Arizona Canal, and a gated vehicular access from Cattletrack Road.

As part of our ongoing effort to provide information and address questions from neighbors and property owners, we will be hosting a neighborhood meeting to discuss our plans and to gather feedback.

DATE: Tuesday, April 26, 2016

TIME: 6:00pm

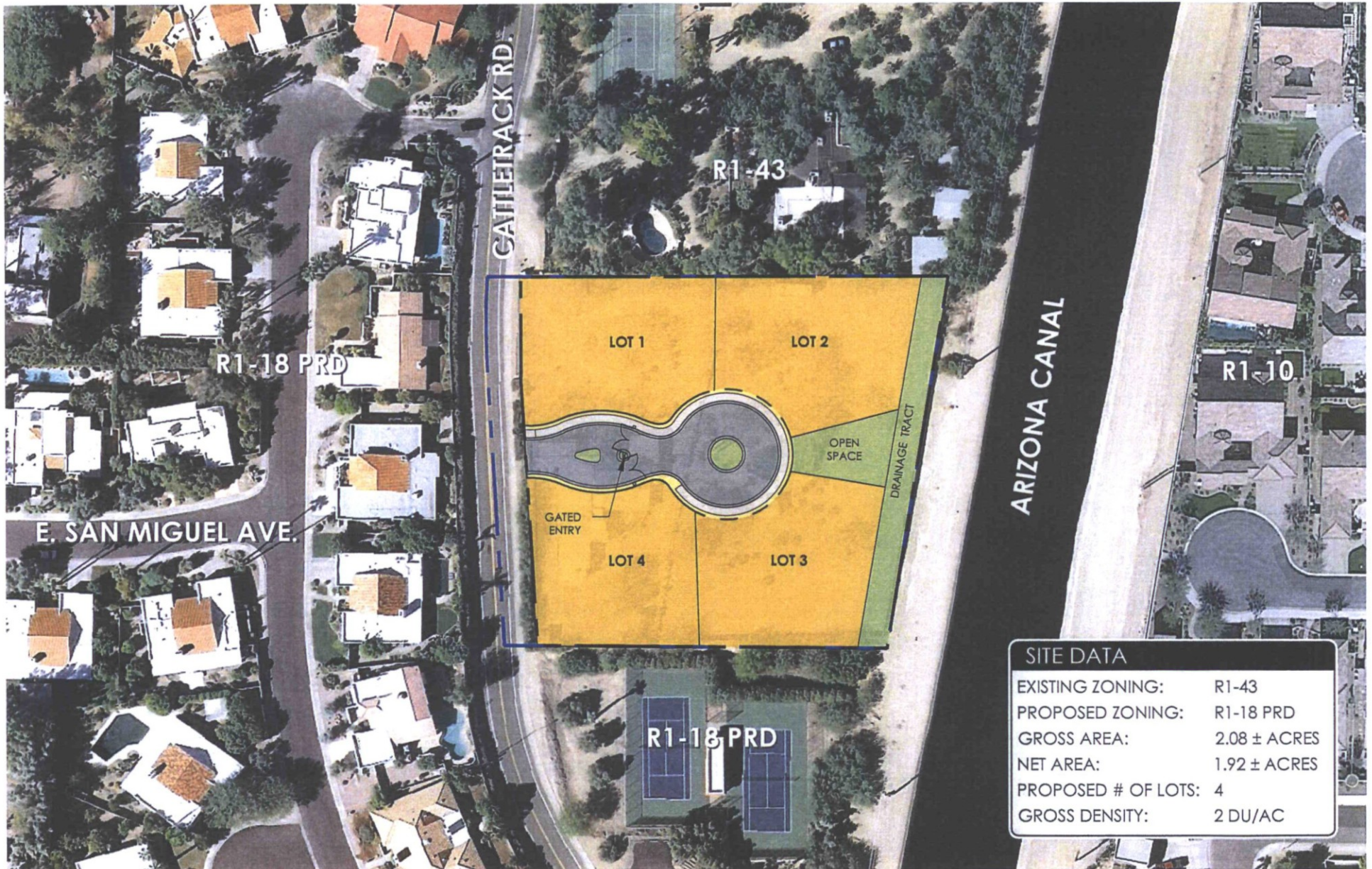
**LOCATION: Mohave Middle School's Library/Media Room
(8490 E Jackrabbit Rd, Scottsdale, AZ 85250)**

Thank you for your time and interest! If you are unable to attend the neighborhood meeting and wish to provide input, please contact myself or the City of Scottsdale. Comments will be made part of the public record for inclusion in the case file.

Sincerely,



Alex Stedman
Planning Manager
LVA Urban Design Studio
Email: astedman@lvadesign.com



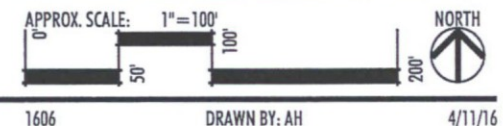
SITE DATA

EXISTING ZONING:	R1-43
PROPOSED ZONING:	R1-18 PRD
GROSS AREA:	2.08 ± ACRES
NET AREA:	1.92 ± ACRES
PROPOSED # OF LOTS:	4
GROSS DENSITY:	2 DU/AC

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

CATTLETRACK VILLAGE

CONCEPTUAL SITE PLAN



PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
U:\1606-CATTLETRACK VILLAGE\CAD\PLANNING\LVA-1606-CONCEPTUAL LOTTING STUDY.dwg Apr 11, 2016

April 1, 2016

Superintendent
Scottsdale School District
3811 N. 44th St.
Phoenix, AZ 85018

Dear Madam or Sir,

This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article 1, Administration and Procedures, Section 1.1500, Collaborative City and School Planning.

Please be advised that we are applying for a rezoning application that will seek to modify the residential zoning on a 2 acre property resulting in greater residential density allowed on the subject property. The property is currently zoned as R1-43 (one residential unit per acre). Our application will result in a total of four units allowed, an increase of three homes.

Enclosed please find a location map, site plan, and the Determination Form required by the City per the above Ordinance. If you would like to schedule a meeting to discuss the proposal I can be reach by the below contact information.

Sincerely,



Alex Stedman
LVA Urban Design Studio LLC
(480) 994-0994
astedman@lvadesign.com

Cc: City of Scottsdale Current Planning Department



LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south ash avenue • tempe, arizona 85281 • 480.994.0994

CATTLETRACK VILLAGE

CONTEXT MAP

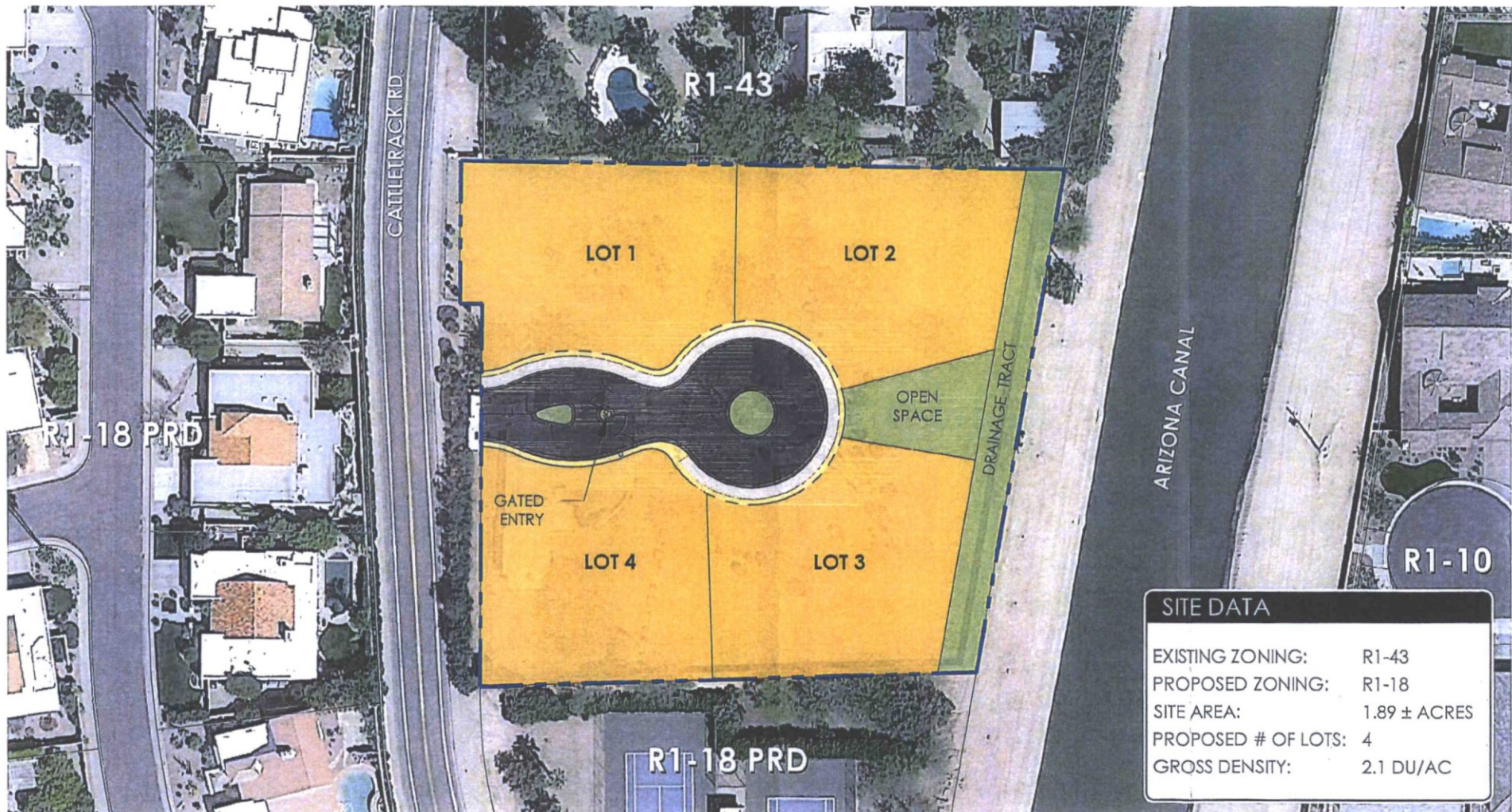
APPROX. SCALE: NTS

1:600 DRAWN BY: AH



3/31/16

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific project and shall be subject to change without notice. It is not to be used for any other purpose without the written consent of LVA Urban Design Studio, L.L.C. All rights are reserved. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying and recording, or by any information storage or retrieval system, without permission in writing from LVA Urban Design Studio, L.L.C.
 R:\1606-CATTLETRACK VILLAGE\02\PLANNING\LVA-CONTEXT AERIAL.dwg Mar 31, 2016



SITE DATA	
EXISTING ZONING:	R1-43
PROPOSED ZONING:	R1-18
SITE AREA:	1.89 ± ACRES
PROPOSED # OF LOTS:	4
GROSS DENSITY:	2.1 DU/AC

LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south osh avenue • tempe, arizona 85281 • 480.994.0994

CATTLETRACK VILLAGE OUTREACH CONCEPTUAL PLAN

APPROX. SCALE: 1"=50'

1606 DRAWN BY: AH 4/1/16

NORTH

PRELIMINARY: NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. No use of and no paper reliance on this document without written authorization and signature by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
 04/1606-CATTLETRACK VILLAGE/CD/PLANNING/04/16-1606-CONCEPTUAL LOTTING STUDY.dwg Apr 1, 2016



SCHOOL DISTRICT

Determination of Adequate Facilities

City of Scottsdale Project Number: 55 -PA- 2016

Project name: Cattletrack Village

Project Location 5713 N. Cattletrack Rd. Scottsdale, AZ 85250

Applicant Name: Alex Stedman - LVA Urban Design Studio, LLC Phone: (480)994-0994

Applicant E-mail: astedman@lvadesign.com Fax: _____

School District: Scottsdale School District

I, _____ hereby certify that the following determination has been made in regards to the Referenced project:

- ☐ The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- ☐ The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- ☐ The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- ☐ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- ☐ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- ☐ Maps of the attendance areas for elementary, middle and high schools for this location.
- ☐ Calculations of the number of students that would be generated by the additional homes.
- ☐ School capacity and attendance trends for the past three years.

Or;

I, _____, hereby request a thirty (30) day extension of the original discussion and response time.

Superintendent or Designee

Date

Planning and Development Services Department

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

Project: Neighborhood Meeting — Cattletrack Village - 1606

Location: Mohave Middle School — Media/Library Room

Date and Time: Tuesday, April 26, 2016

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
1	Joe Veranth	7501 E Arlington Rd	480-483-0192	veranth@aloh mit.edu
2	Lauren Veranth	" " "	480-483-0192	t2@veranth.org
3	ELLEN LEWIS	7718 E. VALLEY VIEW RD		ellenlewis@ earthlink.net
4	Walt & Kathy Johnson	5519 N. 75 th Place	480-947-2080	
5	Janet Canale	Laguna San Juan - Pecos Ln	480-254-2748	
6	Terry Carpenter	7513 E. BUREAU TERRA	602-810-1784	tjcarp@ gmail.com
7				
8				
9				
10				



Alisse Highley <ahighley@lvadesign.com>

Fwd: Cattletrack Village, Neighborhood Meeting

1 message

Alex Stedman <astedman@lvadesign.com>
To: Alisse Highley <ahighley@lvadesign.com>

Mon, Apr 18, 2016 at 2:16 PM

Alex Stedman
LVA Urban Design Studio
Cell: (602) 292-8168

Begin forwarded message:

From: Bob Patoni <BPatoni@azdot.gov>
Date: April 18, 2016 at 8:04:26 AM MST
To: "astedman@lvadesign.com" <astedman@lvadesign.com>
Cc: Vanessa Nunez <VNunez@azdot.gov>
Subject: Cattletrack Village, Neighborhood Meeting

RE: Cattletrack Village
Proposed zoning change thru City of Scottsdale

Attention: Alex Stedman, Planning Manager, LVA Urban Design Studio

Thank you for the notice of proposed zoning change for the above-referenced development.

ADOT has no comment on zoning matters.

Thank you for the opportunity to review and comment.

Bob Patoni, SR/WA

4/18/2016

LVA Urban Design Studio LLC Mail - Fwd: Cattletrack Village, Neighborhood Meeting

Right of Way Project Coordinator

205 S. 17th Ave. MD: 612E

Phoenix, AZ 85007

602-712-6126

WWW.AZDOT.GOV



Confidentiality and Nondisclosure Notice: This email transmission and any attachments are intended for use by the person(s)/entity(ies) named above and may contain confidential/privileged information. Any unauthorized use, disclosure or distribution is strictly prohibited. If you are not the intended recipient, please contact the sender by email, and delete or destroy all copies plus attachments.



P. O. Box 52025
Phoenix, AZ 85072-2025
(602) 236-5900
www.srpnet.com

April 14, 2016

Alex Stedman
LVA Design Studios
120 South Ash Ave
Tempe Arizona 85281

RECEIVED

APR 18 16

LVA Urban Design

RE: Cattletrack Village 5713 N Cattletrack Rd, Scottsdale Arizona; Section 14, T2N, R4E NE; NW

Dear Mr. Stedman:

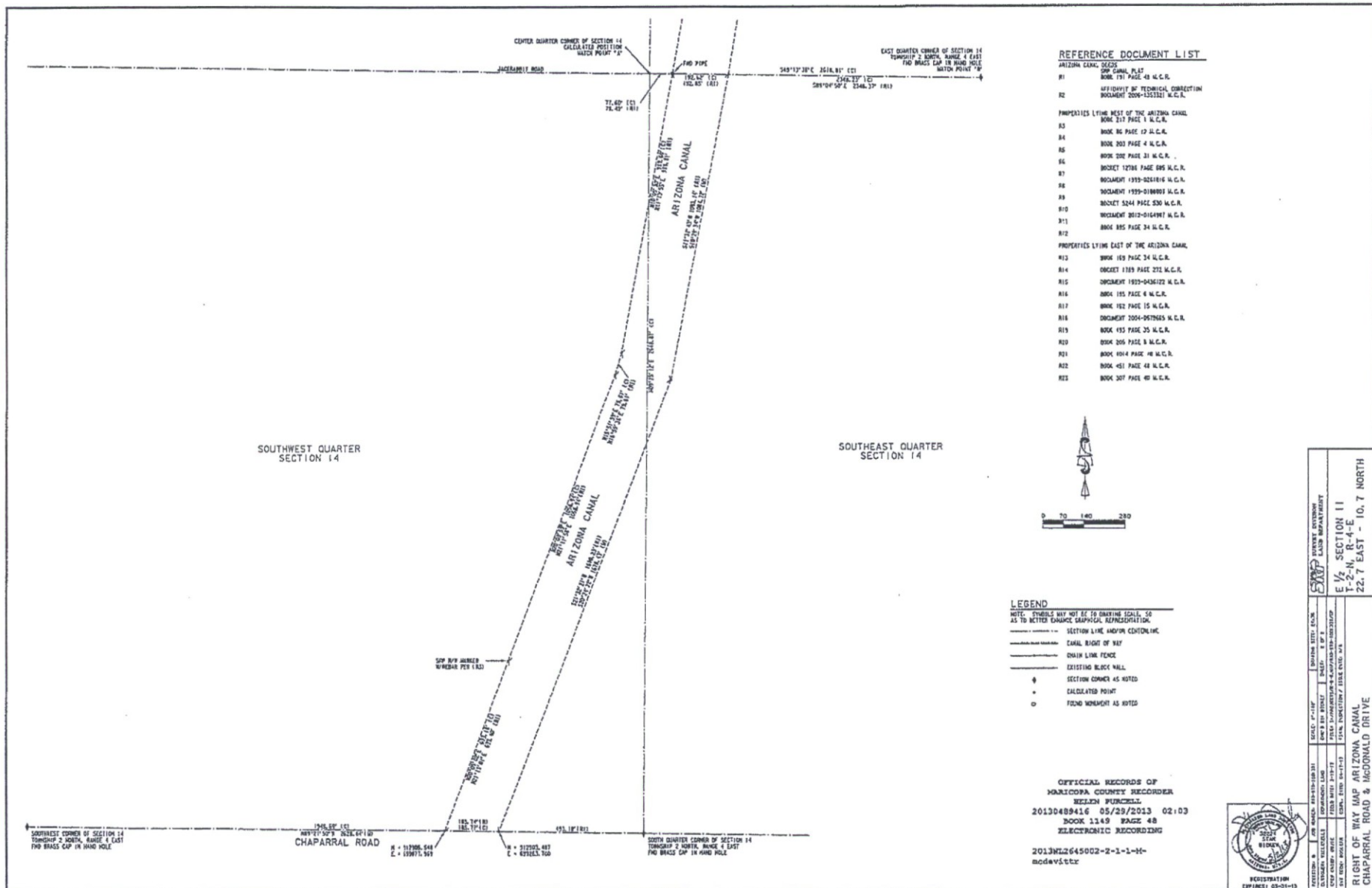
We have received your letter of April 11, 2016 regarding the approval process of the above referenced development.

Enclosed for your reference is an Amended Right of Way Map showing the operational limits of the Arizona Canal; the map was recorded May 29, 2013. Please don't hesitate to contact me if you have questions about the boundaries of the United States land adjacent to our development.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joel Gilmore", is written over the word "Sincerely,". The signature is fluid and stylized, with a long horizontal stroke extending to the right.

Joel Gilmore
Supervisor
Land Rights Management-Water
602-236-3150
Joel.Gilmore@srpnet.com





Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☒ **Project Under Consideration Sign (White)**

☐ **Public Hearing Notice Sign (Red)**

Case Number: 55-PA-2016

Project Name: _____

Location: 5713 N. Cattletrack Rd.

Site Posting Date: April 13, 2016

Applicant Name: LVA Urban Design Studio

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

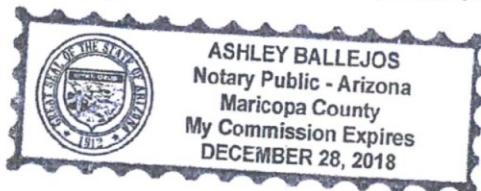
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Pamela Sawyer
Applicant Signature

4-13-16
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 13 day of April 2016



Ashley Ballejos
Notary Public
My commission expires: 12-28-2018

City of Scottsdale -- Current Planning Division

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

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Tuesday, April 26, 2016

Time: 6:00 P.M.

Location: Mohave Middle School Library/Media Room

Site Address: 5713 N. Cattletrack Rd., Scottsdale, AZ 85250

Project Overview:

- Description of Request: A request to rezone the subject property from R1-43 to R1-18 PRD
- Description of Project and Proposed Use: The proposal would create a 4-lot single-family residential community on 2 acres.
- Site Acreage: 2.0 Acres
- Site Zoning: R1-43

Applicant Contact:

Alex Stedman 480-994-0994
astedman@lvadesign.com

City Contact:

Jesus Murillo 480-312-7849
jmurillo@scottsdaleaz.gov

Pre-Application #: 55-PA-2016 Available at City of Scottsdale 480-312-7000

Project information may be researched at:

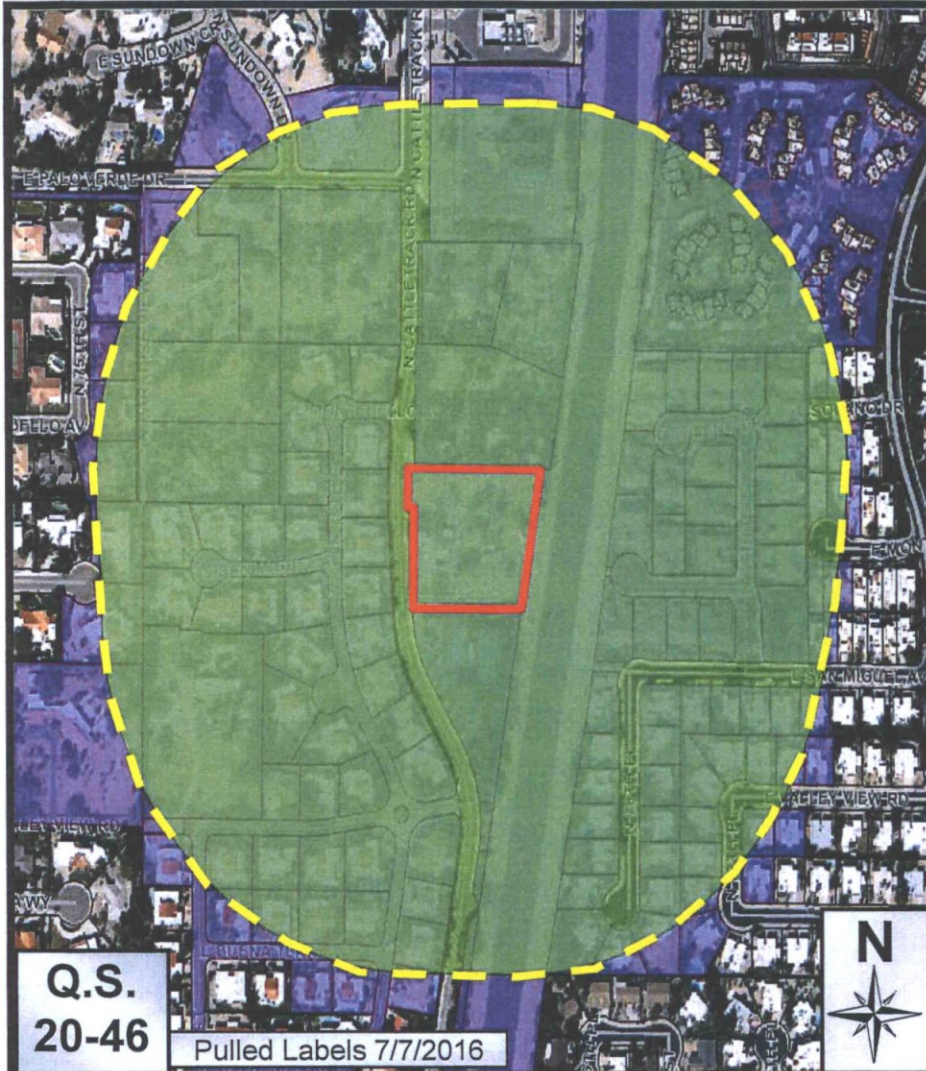
<http://www.scottsdaleaz.gov/projects>

Posting Date: 4/13/16

Penalty for removing or defacing sign prior to date of last hearing - Applicant Responsible for Sign Removal.

04/13/2016 11:14:25

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet
208 Postcards

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor
- City Website-Projects in the hearing process

Cattletrack Village

19-ZN-2016