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Ordinance No. 4296

Planning Commission Hearing 12/14/2016

City Council Hearing 1/24/2017

Case History

390-PA-2016

20-ZN-2016

Quail Crest Estates

PLANNING COMMISSION REPORT



Meeting Date: December 14, 2016
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Quail Crest Estates 20-ZN-2016

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL), to Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning on a +/-16.7-acre site located at the southeast corner of N. 132nd Street and E. Quail Track Road.

Goal/Purpose of Request

The purpose of the request is to allow the owner to create a 9-lot subdivision community, with additional Natural Area Open Space (NAOS).

Key Items for Consideration

- 2001 General Plan
- Dynamite Foothills Character Area
- Tract NAOS

OWNER

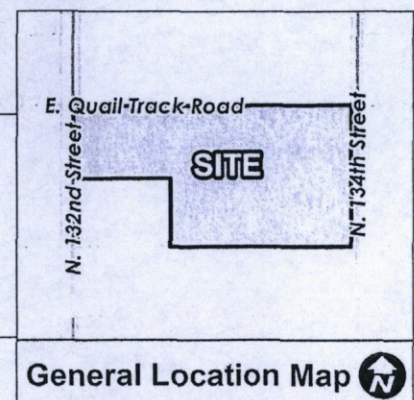
Quail Track Holdings LLC
1440 N 76th Place
480-994-0994

APPLICANT CONTACT

Keith Nichter
LVA Urban Design Studio LLC
480-994-0994

LOCATION

27077 N. 132nd Street (216-77-047, 216-77-049, and 216-77-022A)



BACKGROUND

General Plan

The City of Scottsdale General Plan 2001 Conceptual Land Use Map designates the subject property as Rural Neighborhoods. Within the Rural Neighborhoods category, land uses typically include areas of relatively large lot single-family neighborhoods or subdivisions. Densities in Rural Neighborhoods are usually one house per acre (or more) of land.

The proposed rezoning, and its associated development, provides less than one (1) dwelling unit per acre; more specifically, the subject project proposes approximately 0.53 dwelling units per acre. All four major amendment criteria require a change in General Plan land use to be applicable.

Therefore, with this proposal being at or less than 1 dwelling unit per acre, which implements the subject properties' existing General Plan land use designation of Rural.

Character Area Plan

The 2001 General Plan established Character Area planning as a means of ensuring that quality of development and consistency of character drive Scottsdale's General Plan within the context of community-wide goals. The subject property is located within the Dynamite Foothills Character Area boundary. The Dynamite Foothills Character Area is located generally between Scottsdale's McDowell Mountain Preserve on the south, the Lone Mountain Road Alignment to the north, and east of 112th street to the City's terminus at 136th Street.

Zoning

This site is zoned Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL) District, which allows single-family residential uses and has an Environmentally Sensitive Lands Overlay zoning designation. The subject parcels (216-77-047, 216-77-049, and 216-77-022A) were annexed into the City in October of 1983. The annexed parcel was rezoned from the county designation to Single-Family Residential, Hillside District (R1-130/HD/HC) zoning designation through case 32-ZN-1982.

In 1991, the Environmentally Sensitive Lands (ESL) overlay was added as an amendment to the Hillside District overlay. The newly adopted ESL overlay included these subject properties; which were previously zoned into the earlier Hillside District overlay area. The current ESL overlay version took effect in February of 2004. This version of the ESL overlay categorized this site within its most current zoning designation, as described above.

Context

The subject property is generally located along the eastside of N. 132nd Street, approximately half-mile south of E. Rio Verde Drive. More specifically, the site is located at the southeast corner of N. 132nd Street and E. Quail Track Road. The property is undeveloped and is surrounded by undeveloped properties to the north and west. There are a few single-family homes located to the south and the east of the subject site. The Reata Ranch, guest ranch, is located north of this site. The city boundary, shared with Maricopa County, is located a quarter-mile to the east. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Single-family Residential District, Environmentally Sensitive Lands, zoned R1-130/ESL; vacant lands.
- South: Single-family Residential District, Environmentally Sensitive Lands, zoned R1-130/ESL; single-family dwellings.
- East: Single-family Residential District, Environmentally Sensitive Lands, zoned R1-130/ESL; single-family dwellings and Maricopa County.
- West: Single-family Residential District, Environmentally Sensitive Lands, zoned R1-130/ESL; vacant land (Serenio Canyon Resort and subdivisions in various forms of approval)

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Dynamite Foothills Character Area Plan
Zoning Ordinance

APPLICANTS PROPOSAL

Development Information

The proposal requests an increase in zoning density from 0.31 dwelling units per acre to 0.53 dwelling units per acre. The request will allow the owner to create a 9-lot subdivision community and identifies tract NAOS as justification for the rezoning request.

- Existing Use: Vacant Land, R1-130 ESL zoning (5 lots allowed)
- Proposed Use: 9-lots subdivision, R1-70 ESL zoning
- Parcel Size: +/- 16.7 acres
- Building Height Allowed: 24 feet
- Building Height Proposed: 24 feet
- Open Space Required: 5.01 acres
- Open Space Provided: 6.98 acres
- Density Allowed: 0.31 du/ac (Existing R1-130 ESL zoning)
- Density Allowed: 0.55 du/ac (R1-70 ESL zoning)
- Density Proposed: 0.53 du/ac (Proposed R1-70 ESL zoning)

IMPACT ANALYSIS

Land Use

In addition to the City of Scottsdale General Plan 2001, the analysis for the rezoning request has been evaluated against the Dynamite Foothills Character Area Plan and Implementation Program, as well as the Environmentally Sensitive Lands (ESL) overlay. The Character Area Plan, and its implementation program, encourages development with rural character and sensitive design. The ESL ordinance focuses on preservation of environmental features and implements sensitive design principles found in the Dynamite Foothills Character Area Plan and Implementation Program. The character area plan defines appropriate design for project applications which include: additionally provided Natural Area Open Space (NAOS), development in response to slopes, density, clustering, and the temperance of the intensity of uses.

The Dynamite Foothills Character Area Plan states that the existing allowable densities under current zoning and General Plan designations are appropriate for all but a few areas. Densities under the current General Plan designation of Rural Neighborhoods are usually one house per one acre or more of land which the applicant proposes to maintain. Current zoning densities are that of 2.98 acre size lots. The proposal requests an increase in zoning density from 0.31 du/ac to 0.53 du/ac; in an area not identified by the Dynamite Foothills Character Area Plan for zoning density adjustments. The applicant's narrative indicates that the requested rezoning and identified comparable zoning categories are more appropriate to the character area compared to the current zoning that exists on the subject properties due to the proposed design of the site plan and the amount of extra NAOS provided.

The Dynamite Foothills Character Area Implementation Program states that construction envelopes should not be placed on slopes over fifteen (15%) percent. The intent is to use clusters to protect more sensitive terrain. The conceptual development plan provides a graphic illustrating the proposed cluster areas in locations with fifteen (15%) percent to twenty-five (25%) percent, and greater, slopes. The proposed site plan avoids placing the proposed development envelopes in a manner that takes advantage of the lesser slope areas. The envelopes do not include significant areas with slopes greater than fifteen (15%) percent.

The proposed site plan avoids placing the proposed development envelopes in a manner that will disrupt the natural wash and most of the rock formations located on the subject site. The majority of the rock outcropping features that are located on the site, are located within Natural Area Open Space (NAOS) designated Areas. The rock outcrop areas do not meet the ordinance requirements to be protected as peaks or rock outcrop features. The proposed site plan also provides a majority of the excess NAOS within tracts, which generally provide more protection of NAOS and fewer issues for homeowners in the future. The applicant has agreed to further provide additional NAOS in tracts with the final plat submittal.

The applicant agreed to create a tract over the wash area located in the southwestern portion of the site. The project will provide additional "tract" NAOS along the southern boundary of proposed lots "8" and "9." The tract will include the difference in net lot area from the existing square footage to the proposed, amended, proposed minimum net lot area (52,250 square feet).

Traffic

All access to will be provided form N. 132nd Street. The owner will provide a 50-foot-wide Desert Scenic buffer along the N. 132nd Street frontage. All internal streets will meet the Design Standards and Policies Manual widths and improvements for internal private streets. Additional density can be accommodated by the existing street network.

Water/Sewer

The updated basis of water/wastewater reports and the sewer reports, for the subject zoning case, are conceptually acceptable to the City's Water and Sewer department. The applicant will be required to design, construct, and upgrade any water and sewer infrastructure necessary to provide services to the site.

Public Safety

The applicant has agreed to provide the adequate street right-of-way dedications for all the right-of-way that shall remain as public access. The street right-of-way dedication has been stipulated according to the Transportation Master Plan and the Local Area Infrastructure Plans. Design of the internal private-streets will conform to ESL local residential.

Additionally, a minimum 40-foot-wide Emergency and Service Access Vehicle Easement will be provided over all private internal streets

School District Comments/Review

The Scottsdale Unified School District was notified of this application. The district has responded stating that there are sufficient facilities to serve the area.

Open Space

The Dynamite Foothills Character Area Plan, Implementation Program, and the Environmentally Sensitive Lands ordinance state that slopes and sensitive natural features should be protected. The City's Stormwater Ordinance and Character Area Plan looks to restrict development in watercourses, flood plains and washes. The proposed NAOS plan shows the washes being protected, with smaller washes being crossed by the main road. NAOS is also proposed over the remaining smaller wash corridors. The provided drainage report did not identify washes that are large enough to qualify for protection as vista corridor easements.

The additional NAOS supports the request of the rezoning and will also support the future request of amended development standards through the preliminary plat process. Amended development standards will allow the applicant to reduce the minimum requirement for setback and lot size. The applicant states this will help create the building envelopes and additional tract NAOS, as identified on the project site plan.

Community Involvement

Property owners within 750 feet of the site have been notified and the site is posted with the required signage for the subject rezoning case. The applicant also hosted an open house meeting, on July 18, 2016, at the Living Water Lutheran Church (See Attachment 7).

Staff has not received any calls or e-mails regarding this application.

Policy Implications

The Dynamite Foothills Character Area Plan and Implementation Program recommends that existing allowable densities under current zoning and General Plan designations are appropriate for the subject properties. The request is to maintain the existing General Plan designations (Rural Neighborhoods and Natural Open Space) but not the current zoning densities. The proposed densities are in similar character with surrounding properties, and additional NAOS has been provided beyond Zoning Ordinance minimum requirements.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval per the attached stipulations.

RESPONSIBLE DEPARTMENTS

Planning and Development Services

Current Planning Services

STAFF CONTACTS

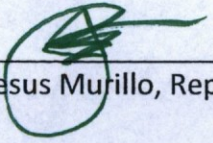
Jesus Murillo

Senior Planner

480-312-7849

E-mail: jmurillo@scottsdaleAZ.gov

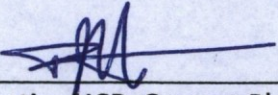
APPROVED BY



Jesus Murillo, Report Author

11-29-16

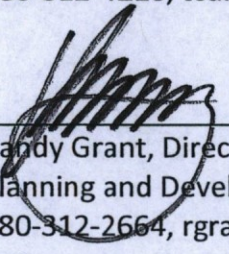
Date



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

11/30/2016

Date



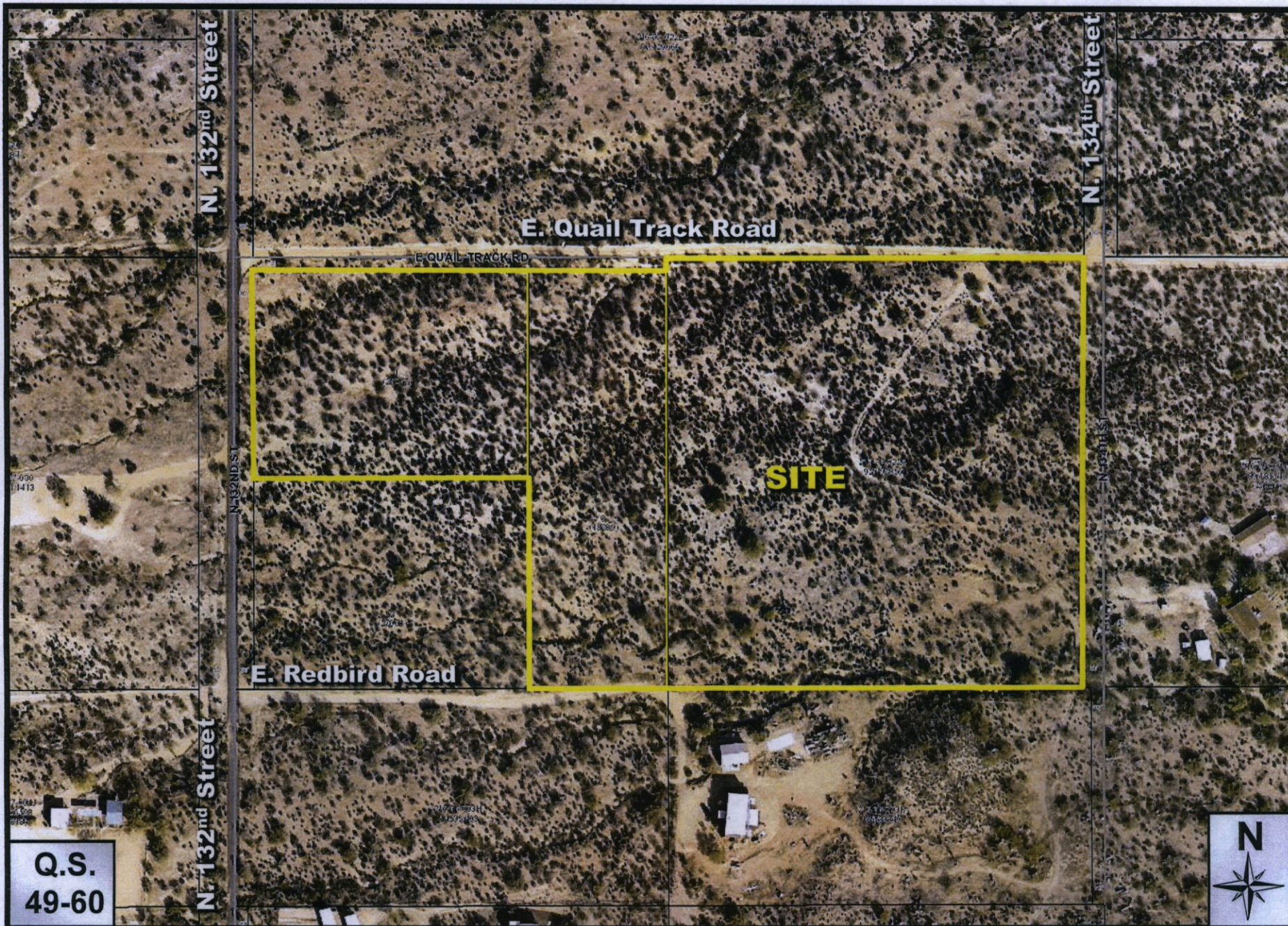
Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

12/5/16

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
 - Exhibit A to Attachment 2: Site Plan
 - Exhibit B to Attachment 2: Natural Area Open Space Plan
 - Exhibit C to Attachment 2: Landscape Zones Plan
- 2A. Additional Information
3. Applicant's Narrative
4. General Plan Land Use Map
5. Existing Zoning Map
6. Proposed Zoning Map
7. Citizen Involvement Report
8. City Notification Map



Quail Crest Estates

ATTACHMENT #1A

20-ZN-2016

Stipulations for the Zoning Application:

Quail Crest Estates

Case Number: 20-ZN-2016

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

SITE DESIGN

1. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform with the conceptual site plan submitted by LVA Urban Design Studio and with the city staff date of 9-29-2016, attached as Exhibit A to Attachment 2. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.

With the final plat submittal, update the final plat to reduce the net lot area of proposed lots "9" and "8," to 52,250 square feet, to provide excess square footage in NAOS tracts, to preserve wash located over these two proposed lots.

2. **CONFORMANCE TO NATURAL AREA OPEN SPACE (NAOS) PLAN.** Development shall conform with the Natural Area Open Space (NAOS) Plan, submitted by LVA Urban Design Studio and with the city staff date of 9-29-2016, attached as Exhibit B to Attachment 2. The final plat shall provide **6.96 acres of NAOS**. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. **CONFORMANCE TO NATURAL AREA OPEN SPACE (NAOS) WIDTHS.** Development shall conform with the conceptual site plan, submitted by LVA Urban Design Studio and with the city staff date of 9-29-2016, attached as Exhibit A to Attachment 2. The final plat shall provide a minimum 50-foot NAOS setback along the E. Quail Track Road frontage. The final plat shall provide a minimum 57-foot NAOS (construction envelope) setback along the southern boundary of the subject site. The final plat shall provide a minimum 45-foot NAOS setback along the N. 134th Street frontage.
4. **CONFORMANCE TO LANDSCAPE ZONES PLAN.** Development shall conform with the Landscape Zones Plan, submitted by LVA Urban Design Studio and with the city staff date of 9-29-2016, attached as Exhibit C to Attachment 2. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
5. **CONFORMANCE TO CONSTRUCTION ENVELOPE PLAN.** Development shall conform with the Construction Envelope Plan, submitted by LVA Urban Design Studio and with the city staff date of 9-29-2016, attached as Exhibit A to Attachment 2. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.

6. **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	Propose # of Units / Lots	Max # of Units / Lots
216-77-047, 216-77-049, and 216-77-022A	+/-16.7 acres	R1-70/ESL	0.53 du/ac	0.55 du/ac	9 lots	9 lots the related parcel

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.

7. **BUILDING HEIGHT LIMITATIONS.** No building on the site shall exceed 24 feet in height, measured as provided in the applicable section of the Zoning Ordinance.
8. **ALTERATIONS TO NATURAL WATERCOURSES.** Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year – 2 hour rain event shall be subject to Development Review Board approval.
9. **OUTDOOR LIGHTING.** The maximum height of any outdoor lighting source shall be 12 feet above the adjacent finished grade.

INFRASTRUCTURE AND DEDICATIONS

10. **CIRCULATION IMPROVEMENTS.** Prior to any permit issuance for the development project the owner shall make required dedications and prior to issuance of any Certificate of Occupancy for the development project the owner shall provide the required 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 and Requirements
N. 132 nd Street	Minor Collector – Rural/ESL	5-foot r.o.w (for a 35-ft half-street)	Half Street construction including pavement and roll curb	a.1. and a.3.
E. Quail Track Road	Local residential – Rural/ESL	20-ft half-street	Half Street construction including pavement and roll curb	a.2.

Street Name	Street Type	Dedications	Improvements	Notes and Requirements
N. 134 th Street	Local residential – Rural/ESL	N/A	Half Street construction including pavement and roll curb	a.2.
Internal Streets	Local Residential Rural/ESL	40-ft Private Tract	Street construction including pavement, roll curb and shoulders	a.4, and a.5.

- a.1. All street improvements (curb, gutter, driveways, pavement, concrete, etc.) shall be constructed in accordance with the applicable City of Scottsdale's Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, and Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction and the Design Standards and Policies Manual.
 - a.2. The developer shall complete half street construction for Local Collector Rural/ESL cross section in general conformance with City of Scottsdale DS&PM Sec. 5-3-105 (Figure 5.3-15). Minimum width of pavement to be provided is 20 feet with roll curb.
 - a.3. Provide a paved connection from the subject site to E. Rio Verde Drive. The improvements must be minimum 22-feet-wide asphalt paved street with Maricopa edge.
 - a.4. The developer shall design and construct internal streets in general conformance with City of Scottsdale DS&PM Figure 5.3-19 with 20 feet drivable surface adjacent to the raised median. 6-foot wide shoulder along both sides of the street shall be provided.
 - a.5. One-way lanes adjacent to entry median must provide 20 feet of pavement width to meet Fire standards.
 - b. **TRAFFIC IMPROVEMENTS.** The owner shall construct any improvements supported by the approved traffic impact study, as determined by city Transportation Department staff.
 - c. **VEHICLE NON-ACCESS EASEMENT.** Prior to issuance of any building permits for the development project, the owner shall dedicate a one foot wide Vehicular Non-Access Easement (VNAE) on E. Quail Track Road, N.132nd Street (except at the approved street entrance), and N. 134th Street.
11. **BASIS OF DESIGN REPORT (WATER).** In the required basis of design report, the owner shall address:
- a. Basis of Design Reports must demonstrate the sewer and/or water extensions necessary to provide service to this project, and those properties adjacent to it, compliant with the guidelines of our Local Area Infrastructure Plan. Reference DSPM Chapter 6 and 7, Sec. 6-1.200 and 7-1.200.
 - b. Water line extensions are required along the property's E. Quail Track Road, N. 132nd Street, and N. 134th Street frontages per SRC Sec. 49-219 and DSPM Sec. 6-1.400 B.

12. BASIS OF DESIGN REPORT (WASTEWATER). In the required basis of design report, the owner shall address:

- a. Basis of Design Reports must demonstrate the sewer and/or water extensions necessary to provide service to this project, and those properties adjacent to it, compliant with the guidelines of our Local Area Infrastructure Plan (DSPM Chapter 6 and 7, Sec. 6-1.200 and 7-1.200).
- b. Sewer line extensions are required along the property's E. Quail Track Road, N. 132nd Street, and N. 134th Street frontages (SRC Sec. 49-219 and DSPM Sec. 6-1.400 B).

13. 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. Prior to issuance of any building permit for the development project, 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.

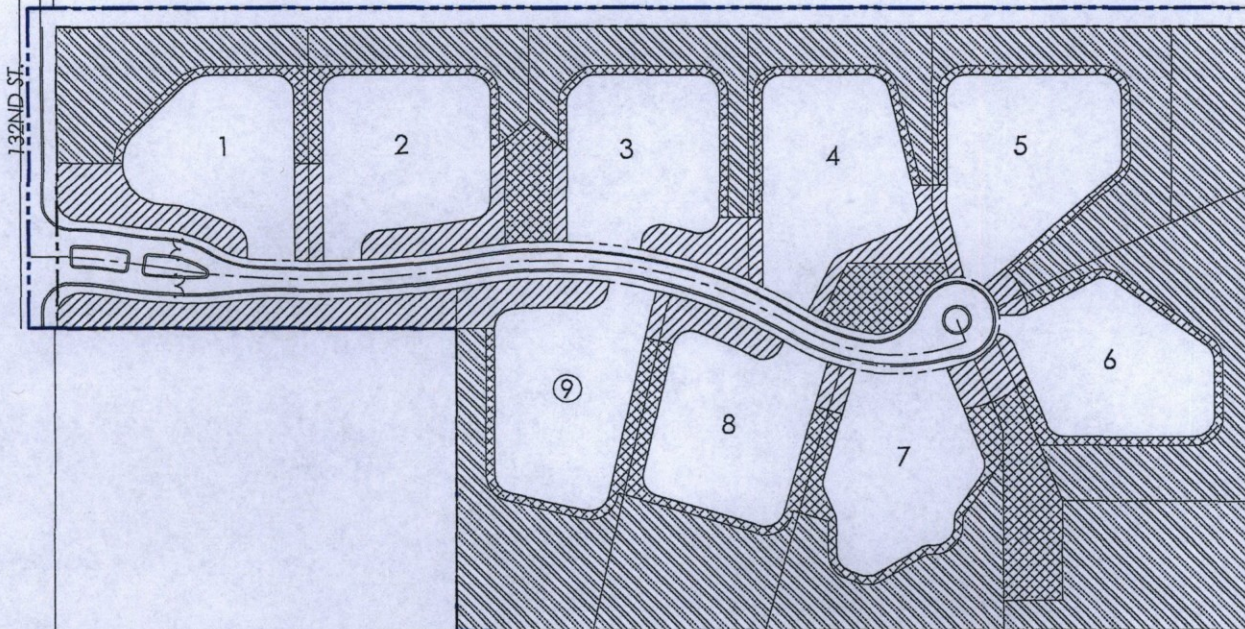
14. PRELIMINARY PLAT SUBMITTAL. With the preliminary plat submittal, identify the location of all site walls on the site plan. Provide limits of disturbance for all walls and retaining walls located adjacent to NAOS.

15. PRELIMINARY PLAT SUBMITTAL. Site walls shall be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest.

16. DESERT SCENIC ROADWAY SETBACKS LOCATION AND DEDICATION. The Desert Scenic Roadway setback width along N. 132nd Street and E. Black Mountain Road shall be a minimum of 50 feet, measured from edge of ultimate right-of-way (after right-of-way abandonment). Unless otherwise approved by the Development Review Board, the Desert Scenic Roadway setback shall be left in a natural condition. The final plat shall show all Desert Scenic Roadway setback easements dedicated to the city.

17. CONSTRUCTION COMPLETED. Prior to issuance of any BUILDING PERMIT for the development project, 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.

QUAIL TRACK RD.



LEGEND

- GROSS SITE BOUNDARY
- NET SITE BOUNDARY
- ▨ N.A.O.S. UNDISTURBED
- ▩ N.A.O.S. REVEGETATED
- ▨ N.A.O.S. REVEGETATED
- ▨ ENHANCED DESERT OPEN SPACE

SLOPE ANALYSIS				
SLOPE CATEGORY	AREA (ACRES)	UPPER DESERT FACTOR	REQ. N.A.O.S. (ACRES)	
0%	2%	1.7	25%	0.42
2%	3%	4.1	25%	1.02
3%	10%	6.3	35%	2.20
10%	15%	2.3	45%	1.02
15%	25%	0.8	45%	0.36
25%	+	0.3	45%	0.15
TOTAL	15.40			5.17

SITE DATA	
GROSS SITE AREA:	16.7 ACRES
NET SITE AREA:	15.4 ACRES

N.A.O.S. REQUIREMENTS	
N.A.O.S. REQ. PER SLOPE ANALYSIS:	5.17 AC.
MIN. REQ. UNDISTURBED AREA (10%):	3.62 AC.
MAX. REVEGETATED AREA (30%):	1.55 AC.

OPEN SPACE PROVIDED	
N.A.O.S. PROVIDED - TOTAL:	6.96 ACRES
N.A.O.S. PROVIDED - UNDISTURBED:	5.41 ACRES (78% OF N.A.O.S.)
N.A.O.S. PROVIDED - REVEGETATED:	1.55 ACRES (22% OF N.A.O.S.)
ENHANCED DESERT OPEN SPACE:	1.37 ACRES
TRACT N.A.O.S.:	1.61 ACRES (10% OF NET SITE)
TOTAL PROJECT OPEN SPACE:	8.34 ACRES (54% OF NET SITE)

QUAIL CREST ESTATES

CONCEPTUAL LANDSCAPE ZONES 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, is an instrument of service, 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.

LEGEND

- SITE BOUNDARY
 NET SITE BOUNDARY
 ENTRY MONUMENT

- ZONE A: NATURAL VEGETATION**
The identified areas are intended to depict the undisturbed portion of the property which will remain in the current natural state.
- ZONE B: ENHANCED PLANTING**
Concentrated at the project entry and throughout the project's common areas, this zone will be irrigated and planted with nursery grown landscape plant material. Plant selections will be designed to complement the naturally occurring vegetation, but will be planted more densely. Salvaged plant material from onsite may be used in this zone.
- ZONE C: REVEGETATED NATIVE PLANTING**
The identified areas will be revegetated to visually mitigate the disturbance caused by construction. The plant selection and density will be designed to appear similar to the Natural Vegetation Zone. Salvaged plant material from onsite may be used in this zone.

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL TO COMPLY WITH CITY OF SCOTTSDALE ES/L PLANT LIST.
2. ALL DISTURBED AREAS TO BE TOP DRESSED WITH "DESERT FLOOR" DECOMPOSED GRANITE TO MATCH COLOR AND SIZE OF ADJACENT INERT MATERIAL.
3. ALL BERMS TO HAVE MAXIMUM 4:1 SIDE SLOPES.
4. BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
5. TREES LOCATED IN MEDIANS AND NEAR ROUNDABOUTS SHALL IN BE CONFORMANCE WITH SECTION 201.901 OF THE D&S&M.
6. PLANTS ARE TO BE INSTALLED IN DETENTION BASIN A, B, AND C PER D&S&M SECTION 2-1.903.
7. SITE LIGHTING TO BE DARK SKY COMPLIANT AND IN LINE WITH CITY OF SCOTTSDALE D&S&M & ES/L STANDARDS.
8. NO STREETLIGHTS ARE PROPOSED INTERNAL TO THIS COMMUNITY.

APPROX. SCALE: 1"=60'

NORTH

1632

DRAWN BY: AV

11/4/15
REV. 3/7/16

20-ZN-2016
09/29/16

Additional Information for:
Quail Crest Estates
Case: 20-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. a plan indicating the treatment of washes and wash crossings,
 - b. wall design (including a retaining wall exhibit for development envelope walls) ,
 - c. buffered parkways,
 - d. improvement plans for common open space, walls, and amenities such as landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
 - e. stormwater management systems,
 - f. walls adjacent to NAOS tracts and corridors,
 - g. signage, and
3. **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.
4. **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.
5. **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.** Prior to issuance of any building permit for the development project, 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.

6. PRELIMINARY PLAT SUBMITTAL. With the preliminary plat submittal, identify the location of all site walls on the site plan. Provide limits of disturbance for all walls and retaining walls located adjacent to NAOS.
7. PRELIMINARY PLAT SUBMITTAL. Site walls shall be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest.
8. CONSTRUCTION COMPLETED. Prior to issuance of any BUILDING PERMIT for the development project, 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.

Quail Crest Estates

RE-ZONING APPLICATION

PROJECT NARRATIVE

283-PA-2016

20-ZN-2016

1ST SUBMITTAL: 07/20/16

2nd SUBMITTAL: 09/29/16

PREPARED FOR:
QUAIL TRACK HOLDINGS, LLC

PREPARED BY:
LVA URBAN DESIGN STUDIO
120 S. ASH AVE.
TEMPE, AZ 85251
(480) 994-0994

ATTACHMENT #3

20-ZN-2016
09/29/16

Introduction

Quail Crest Estates is a proposed 9-lot community located in North Scottsdale just a few miles north of the McDowell Mountains. The site currently sits vacant much like the majority of the surrounding properties south of Rio Verde Dr. and the approved 220 acre master planned Reata Ranch Guest Ranch. Quail Crest Estates is planned to be an upscale neighborhood that takes advantage of north Scottsdale's continued growth, allowing future residents prime access to the outdoor recreation opportunities of the surrounding region. This narrative explores the proposed Quail Crest Estates community in relationship to Scottsdale General Plan, Dynamite Foothills Character Area Plan, Environmentally Sensitive Land Ordinance, and Scottsdale's Sensitive Design Principles.

Location

The 16.7 acre site is located at the southeast corner of 132nd Street and Quail Track Road in north Scottsdale. Three parcels (216-77-047, 216-77-049, and 216-77-022A) make up the proposed community. These parcels are currently vacant and in their natural desert condition. The surrounding adjacent uses are as follows:

- North – Vacant desert
- East – Private Residence
- South – Private Residence and vacant desert
- West – Vacant desert

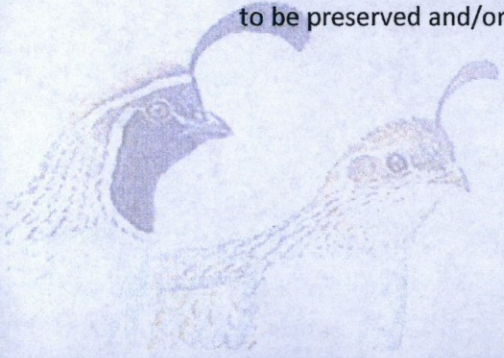
Existing Conditions

Washes/drainage

Natural desert washes cross the proposed site providing both drainage and wildlife corridors. Two prominent washes have been preserved and enhanced in the current site plan and will continue to route runoff and storm water while offering unique views and beautiful open space areas adjacent to the proposed residences.

Boulders

The Quail Crest Estates site includes a variety of natural boulder groupings throughout the property. Proposed development envelopes have been strategically placed to allow future residents the ability to enjoy these natural features. While the majority of these boulders will be preserved, none meet the "Boulder Feature" criteria as defined in the ESL Ordinance. In the few cases where small boulders are located within a development envelope, they will be encouraged to be preserved and/or used in the common community landscaping.



Requests

Rezoning

This proposed rezoning request from R1-130 ESL to R1-70 ESL will modify the existing density from .31 du/ac (5 lots) to .55 du/ac (9 lots), which is well below the allowed 1 du/ac (17 lots) allowed by the existing Rural Neighborhoods General Plan designation. Furthermore, the requests will fit in with the existing patterns of R1-70 ESL in the surrounding area as well as the 220 acre R-4R residential resort masterplan to the north at a density of 1.5 du/ac.

Amended Development Standards

The Proposed rezoning request is accompanied with a request for amended development standards (ADS) subject to approval. These ADS will ultimately need to be submitted and approved as part of a subsequent preliminary plat and Development Review Board (DRB) Hearing. Within the proposed R1-70 ESL zoning category, the applicant proposes to abide by the criteria for amended development standards as stated in Section 6.1083 of the ESL Zoning Ordinance. The proposed development plan justifies the amended development standards by protecting and preserving the most sensitive natural environmental features located on this Site. In addition, while the ESL ordinance only requires us to provide 33% of the site area as NAOS, the proposed site plan provides over 50% of the site as open space with 45% of that being dedicated NAOS. A lot of this additional area will be provided in tract areas as preferred by City Staff.

The amended standards will allow for setback reductions to accommodate proper placement around sensitive areas. These areas include existing wash corridors, prominent boulder formations, high natural slope areas and native vegetation. In compliance with the amended development standards, the lot areas will be reduced and development envelopes will be established in order to maximize open space throughout the community. In addition, all site, lot and retaining walls will comply with the DSPM, Zoning ordinance and/or as approved by Staff. Specific wall locations and details will be provided with subsequent submittals for City review. In keeping with the guidelines and policies of the City, no walls be constructed around the perimeter of the community in order to keep large meaningful open spaces. To encourage this sensitivity to site conditions and provide flexibility in site planning, these development standards may be amended, subject to DRB approval upon finding that the amended development standards achieve the purposes of the Environmentally Sensitive Lands ordinance as stated herein.

Conformance to the General Plan

The City of Scottsdale has outlined their vision for future on Scottsdale in the 2001 General Plan. This document establishes the long term vision and guides the physical development in the City. The purpose of the plan is to encourage a high-quality, attractive community for residents, businesses, and visitors alike. The General Plan also establishes a rough guide to what housing densities are allowed throughout the City. The 2001 Scottsdale General Plan designates the

Subject Site as "Rural Neighborhoods", a designation that allows up to one (1) dwelling unit per acre. The proposed site plan is in conformance with this designation and therefore no General Plan amendment is being requested as a part of this submittal.

The development team understands the importance of the 2001 Scottsdale General Plan as a guiding document. The site plan has been designed with the following 2001 General Plan principles, elements and goals in mind and seeks to conform to each of them where feasible.

Scottsdale General Plan

Scottsdale's unique community values and vision are incorporated in the proposed development by enhancing neighborhoods and communities, integrating the southwestern and desert character, and promoting quality of life through livability at Quail Crest Estates and the surrounding area.

SCOTTSDALE'S SIX GUIDING PRINCIPLES

Quail Crest Estates acknowledges and supports the six "guiding principles" of Scottsdale's General Plan listed below, and recognizes their importance in Scottsdale development.

- 1) **Preserve meaningful Open Space**
- 2) **Enhance Neighborhoods**
- 3) **Seek Sustainability**
- 4) **Support Economic Vitality**
- 5) **Advance Transportation**
- 6) **Value Scottsdale's Unique Lifestyle and Character**

Approval of Quail Crest Estates rezoning, with the proposed amended development standards, will fulfill the guiding principles in the following ways:

1) **Preserve Meaningful Open Space**

The McDowell Sonoran Preserve, located within a mile to the north, west, and south of the proposed development, is a prime example of the City's effort and commitment to preserving open space, which will directly benefit the community through the recreational opportunities it provides. Quail Crest Estates looks to continue the commitment Scottsdale has made to open space, through the proposal to incorporate generous buffers, preserve existing desert landscaping, and provide over 50% open space within the site.

2) **Enhance Neighborhoods**

Quail Crest Estates follows north Scottsdale's neighborhood model of unique desert living with optimal recreational opportunities. Residents will be living amongst surrounding trails and trailheads while maintaining access to urban essentials. Reata Ranch is located just north of the neighborhood and will act as a complimenting community, allowing for residents to extend and build relationships.

3) Seek Sustainability

Scottsdale's commitment to sustainability is highlighted in Quail Crest Estates's low density, low impact proposal which utilizes the natural desert landscaping and emphasizes low water-use vegetation.

4) Support Economic Vitality

With the development of Quail Crest Estates and several other communities including Reata Ranch, the local economy will continue to grow and thrive. An increase in residents will strengthen the economy through increased sales, essentially sustaining local business owners in the community. The increasing demand will also allow for residents to explore new business and entrepreneurial opportunities.

5) Advance Transportation

Scottsdale's land patterns and emphasis on transportation routes will continue to be supported through this development. Quail Crest Estates will utilize and improve existing infrastructure for 132nd Street.

6) Values Scottsdale's Unique Lifestyle and Character

Scottsdale's irreplaceable desert character and unmatched lifestyle is seen as a building block for the Quail Crest Estates community. Residents will enjoy exceptional views, take advantage of nearby trails/outdoor space, and indulge in nearby fine dining and shopping experiences. This community encourages a lifestyle that Scottsdale residents appreciate and enjoy.

SCOTTSDALE'S TWELVE PLAN ELEMENTS

The Scottsdale General Plan includes twelve plan elements that relate to the six guiding principles. Quail Crest Estates recognizes these elements, listed below, and intends to meet and exceed these guidelines.

- I. Character and Design Element
- II. Land Use Element
- III. Economic Vitality Element
- IV. Community Involvement Element
- V. Housing Element
- VI. Neighborhoods Element
- VII. Open Space and Recreation Element
- VIII. Preservation & Environmental Planning Element
- IX. Cost Development Element
- X. Growth Areas Element
- XI. Public Services and Facilities Element
- XII. Community Mobility Element

Approval of Quail Crest Estates Rezoning, with the proposed amended the development standards, will fulfill the plan elements and their associated goals in the following ways:

I. Character and Design Element

"Appropriate development in Scottsdale will strike a balance that respects the natural desert settings, historically significant sites and structure and the surrounding neighborhood context, with the objectives and needs of future generations."

Quail Crest Estates is able to encompass the natural desert setting in development materials and architecture. The McDowell Sonoran Preserve serves as a focal point for the neighborhood incorporating views, access, and character. Future generations will benefit from the homes and area for years to come.

Character and Design Element Goals:

1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

Response: This area of North Scottsdale is known for large-lot homes, consistent with the surrounding R1-130 and R1-70 zoning, and its natural desert setting. With lot sizes ranging from 52,250 to 68,000 square feet, in addition to large perimeter buffers from neighboring properties and over half the site being open space, the proposed site plan is an appropriate and sensitive addition to the surrounding community.

2. Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community. (The City Charter excludes review of detached single family residential)

Response: Quail Crest Estates is a community that respects and enhances the unique climate, topography, vegetation and context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that will help sustain the quality of life of its future residents. If approved, a subsequent development review process will be required to ensure a safe, attractive, and context compatible development.

3. Identify Scottsdale's historic, archaeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.

Response: The archaeological Survey completed with this application did not identify any historic, archaeological, or cultural resources on the Site. Should any be found, steps will be taken to ensure their preservation and conservation.

4. Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.

Response: Quail Crest Estates intends to provide a 50' Desert Scenic Roadway Buffer along 132nd St. in an effort to allow for a larger landscaped area that will minimize the impact of the road adjacent to the neighborhood.

5. Build upon the significant role the arts have played in shaping our community's image and lifestyle by maximizing the potential of public art to enrich the daily lives of people that live in or visit Scottsdale.

Response: Quail Crest Estates intends to celebrate the dominant life style and character of the surrounding area by using site appropriate materials and monummentation to shape this communities Sonoran Desert image.

6. Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

Response: Nature is the world's greatest landscaper. Recognizing this, the majority of the Site will remain in its natural state. Key areas at the entrance and along the central roadway will be landscaped to enhance the natural desert palette and establish a sense of arrival while enforcing the community character. Landscaping and hardscape elements will be designed to complement existing native vegetation.

7. Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.

Response: North Scottsdale is known for its star-filled night skies. All outdoor lighting selected for this Site will be consistent with the Environmentally Sensitive Lands Ordinance and "dark sky compliant" in order to ensure that nighttime views remain unobstructed.

II. Land Use Element

"Scottsdale will ensure a variety of living, working, and leisure opportunities through different land uses, vital neighborhoods, thriving business and tourism communities, and open spaces for people to recreate, reflect, and enjoy."

Residents will benefit from the relaxed Quail Crest Estates atmosphere. The outdoor enthusiasts will appreciate the natural desert setting and recreational opportunities. All ages will be able to enjoy and reflect within this unique neighborhood full of beautiful open spaces.

Land Use Element Goals:

1. Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.

Response: Quail Crest Estates looks to strengthen the identity of Scottsdale by providing a community, consistent with the existing Rural Neighborhoods Land Use, which contributes to the character of the surrounding area and helps define Scottsdale's sense of place within the region.

2. Coordinate land uses affecting regional networks (mobility, economic, and open space) with adjacent jurisdictions to maintain the integrity and efficiency of each network.

Response: Quail Crest Estates will utilize and improve existing circulation networks within North Scottsdale and is sensitive to nearby open space systems, storm water drainage, and sensitive wildlife habitat and migration routes.

3. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

Response: In an area surrounded by residential uses, the proposed large perimeter buffers, which separate each proposed Quail Crest Estates residence from neighboring properties, will serve as transition areas between existing and proposed development and will help maintain the low-intensity feel found in this area of Scottsdale.

4. Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

Response: Plentiful opportunities for outdoor recreation and leisure exist in this area of Scottsdale. Adding more housing opportunities to this area, within the planned General Plan density, will allow future residents to take advantage of these benefits found within the McDowell Sonoran Preserve and the surrounding recreation areas.

5. Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

Response: While the automobile remains the primary mobility method for residents of North Scottsdale, Quail Crest Estates convenient proximity to a significant amount of trails and bikeways will allow for an alternative to access the region's surrounding amenities.

6. Promote land use patterns that conserve resources, such as land, clean air, water, and energy, and serve all people, within the community.

Response: The proposed residential subdivision is consistent with the land use pattern in this area and, with over half the site being open space, will ensure that quality natural resources will be preserved within the community. In addition, utilizing City infrastructure will allow the proposed 9-lot community to have a minimal impact.

7. Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

Response: Open space buffers between new residences and neighboring properties will help the proposed community blend into the existing neighborhood. Understated entry gates and community monumentation further contribute to this goal.

8. Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.

Response: The proposed residential subdivision is consistent with the land use pattern in this area. Lots within the proposed community all front onto a single cul-de-sac meandering down the center of the Site. With just 9 lots comprising this development, the proposed site plan is intended to create a sense of community among the residents.

9. Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.

Response: While this proposal will remain within its existing residential land use, it is intended that this development will invigorate the area while also respecting the character of adjacent neighborhoods.

III. Economic Vitality Element

"The competing needs of residents and businesses will be balanced so neighborhoods are protected and enhanced while business districts are competitive and attractive."

The location of Quail Crest Estates will help support the nearby business districts by providing cliental and potential staff. North Scottsdale has shown economic growth, and will continue to grow through this proposed neighborhood.

Economic Vitality Element Goals:

1. Sustain and strengthen Scottsdale's position as a premier international and national tourism destination and resort community.

Response: The design for this community will preserve Scottsdale's natural, social, and cultural environments and will maintain the level of quality that Scottsdale residents and visitors have come to expect.

2. Encourage and maintain a high level of diverse, quality retail and entertainment activity in Scottsdale that supports the needs of Scottsdale's residents and visitors.

Response: This community and others like it, including Reata Ranch, will provide housing for residents who will patronize the diverse, quality retail and entertainment in Scottsdale.

3. Encourage and support a diversity of businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.

Response: Quail Crest Estates offers another housing option for residents who wish to live in this area and patronize area businesses. Increased residential density provides opportunities for expanded commercial and business activity throughout the community.

4. Foster new and existing economic activities and employment opportunities that are compatible with Scottsdale's lifestyle.

Response: This community serves as an opportunity to expand Scottsdale's economic base in harmony with the population and supporting the built and natural environment.

5. Locate and integrate non-residential development to improve access and visibility and to protect the integrity of neighborhoods.

Response: Scottsdale's commercial districts are general clustered where there is ease of access and close proximity to customers. As such, Quail Crest Estates is well-buffered from the effects of commercial centers.

6. Maintain and develop partnerships that will support and promote quality employment and business opportunities.

Response: Additional quality housing stock can help enhance the City's presence and position in attracting quality and innovative business opportunities.

7. Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.

Response: This proposed community would represent the renovation and reuse of an underutilized and vacant parcel within the city.

IV. Community Involvement Element

"Scottsdale will be a community where constructive dialogue involving individuals, the business community, organizations, institutions, and government is the cornerstone of successful planning, decision making, and community building." Scottsdale Regional Plan, Vision Statement, 2015.

Quail Crest Estates' proposed development trends with the growth in north Scottsdale. As the Phoenix Metropolitan area expresses continued interest to live, recreate, and work in this made north Scottsdale the unique community it is today.

Community Involvement Element Goals:

1. Seek early and ongoing involvement in project/policy-making discussions.

Response: The project team is committed to working with the surrounding community to create a mutually beneficial community which fits seamlessly into the area context. They understand that a key component of this is communication and have been in conversation with surrounding property owners since the early stages of this project. The development team has taken responsibility for posting the site, hosting neighborhood meetings, being available for comment, and responding to citizen feedback in a prompt, professional manner.

2. Proactively seek community-wide representation on issues through vigorous outreach programs that engage citizens who are not typically involved.

Response: A notification letter was mailed to all property owners within seven hundred and fifty (750) feet of the site. Additionally, the owner has spent time at the site personally talking with surrounding neighbors about the proposed project.

3. Publish and process city issues in a manner that is relevant to citizens' daily lives and personal and professional interests.

Response: A Citizen and Neighborhood Involvement Report has been included with this application.

4. Accept and respond to new ways of communicating and new technologies.

Response: Neighbors have been encouraged to contact the development team in person at meetings as well as by phone and email.

5. Make available facts and information about community issues to increase understanding and insight into the complexity of challenges that affect the community.

Response: Both the notification and neighborhood meeting associated with this project were designed to increase understanding and insight into the project and the community.

6. Foster community partnerships, community catalysts, and community networks as a means of sharing information and responsibilities and working on collaborative solutions.

Response: The development team understands that they play a key role in facilitating responsible civil dialogue regarding the proposed community.

V. Housing Element

"Our vision is to incrementally, but steadfastly expand housing opportunities for current and future citizens." Scottsdale Regional Plan, Vision Statement, 2015.

Quail Crest Estates will create large lot housing opportunities providing variety in the expanding housing market.

Housing Element Goals:

1. Preserve the quality of existing dwellings and neighborhoods so that people will find our community a healthy, safe and attractive place to call home today and into the future.

Response: An HOA will be formed as a part of this community to ensure ongoing property maintenance to sustain neighborhood vitality, value, and overall sense of community pride into the future.

2. Seek a variety of housing options that blend with the character of the surrounding community.

Response: Quail Crest Estates will maintain Scottsdale's quality-driven development standards for new housing and will feature physical design, building structure, and lot layout relationships between existing and new construction to help the new development complement the surrounding neighborhood.

3. Seek a variety of housing options that meet the socioeconomic needs of people who live and work here.

Response: Promoting energy efficiency through housing and landscape design will contribute to a long-term reduction in housing costs and will serve as a benefit to our environment.

4. Encourage housing development that provides for “live, work, and play” relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.

Response: This new housing will help serve Scottsdale’s employment base and responds to the demographics and economics of the city.

5. Encourage the investment of resources and use of existing and future tools to promote the revitalization of Scottsdale’s older neighborhoods and adaptation of dated housing stock.

Response: The Quail Crest Estates development will provide investment in the existing 132nd Street infrastructure. Not only will the community complete the 132nd Street half street directly adjacent to the community, they will provide twenty two (22) feet of pavement connecting up to Reata Ranch’s improvements. This will be a benefit to the entire surrounding neighborhood.

6. Encourage the increased availability and integration of a variety of housing that supports flexibility, mobility, independent living, and services for all age groups and those with special needs.

Response: Homes within Quail Crest Estates will be available to all people. Single-story floor plans make them especially attractive to the elderly, families with young children, and those with special needs.

VI. Neighborhood Element

“... making sure that changes in neighborhoods harmonize with the existing character, by enhancing neighborhoods’ defining features, and ensuring their longterm attractiveness and economic integrity, we can create and/or enhance the unique character and special qualities of each neighborhood.” Scottsdale Regional Plan, Vision Statement, 2015.

Quail Crest Estates homes will be high quality, and will be encouraged to blend within the native surroundings. The homes will showcase the existing views and encompass the desert palate inside and out. The Sonoran Desert influence and lifestyle will work as a backbone to the community design.

Neighborhood Element Goals:

1. Enhance and protect diverse neighborhoods so they are safe and well maintained.

Response: Quail Crest Estates increases the number of housing options within the part of Scottsdale. Residents will be able to take advantage of nearby recreation facilities and will enjoy the preserved natural areas within the community.

2. Use redevelopment and revitalization efforts to provide for the longterm stability of Scottsdale's mature residential and commercial neighborhoods.

Response: Development of this parcel is sensitive to the existing neighborhood and seeks to sustain Scottsdale's quality of life through the aesthetics of its build environment.

3. Sustain the long-term economic well-being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.

Response: Development of this site will positively impact the visual and aesthetic impressions that tourists, citizens, and businesses have of the overall city. Adding to the quality impression people have of the city will help encourage economic investment within the community.

4. Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.

Response: Quail Crest Estates have been designed to respond to the goals laid out within the Dynamite Foothills Character Area Plan to help recognize, preserve, and enhance this unique and diverse Scottsdale neighborhood.

5. Promote and encourage context-appropriate new development in established areas of the community.

Response: This site was selected for development because it is within an established area of the city with access to existing or planned roadway and utility infrastructure.

VII. Open Space and Recreation Element

"Even in built-up areas, a network of parks, scenic corridors, paths, and trails will provide access to nature and urban open spaces, providing recreation opportunities, ecological benefits, and a source of beauty for residents."

Quail Crest Estates is surrounded by existing trails allowing pedestrian access to natural ecological beauty. The nine lot community, just a few miles north of the McDowell Sonoran Preserve will utilize the recreation opportunities provided by the Tom Thumb trailhead while promoting scenic corridors that take advantage of the 360 degree views.

Open Space and Recreation Element Goals:

1. Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.

- Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access with preservation.

Response: Located in North Scottsdale, the Site has beautiful views toward the McDowell Mountains to the south, Troon Mountain to the west, the Tonto

National Forest to the north, and Four Peaks to the east. The home sites have been positioned to make the most of these views.

- Promote creative residential and commercial development techniques consistent with the Character Plan for an area, to further preserve meaningful and accessible open space.

Response: Lots within this community utilize development envelopes to prescribe where disturbance is allowed to occur, which ultimately allows over half the site to be proposed as open space. Some disturbance is inevitable within any housing development, but by carefully laying out construction envelopes it can be contained to the least sensitive areas of the site.

- Apply a Desert Scenic Roadway designation along the one mile and a half mile streets within the Environmentally Sensitive Lands Ordinance (ESLO) district that are not classified as scenic Corridors or Buffered Roadways to maintain and enhance open space along roadways in ESL areas.

Response: Desert Scenic Roadways are intended to preserve views and native vegetation. Per Desert Scenic Roadway guidelines, a 50' offset from the 132nd Street right of way will be preserved as a combination of enhanced and natural area open space. This area will be dedicated within an easement to ensure that it is protected for generations to come.

- Promote project designs that are responsive to the natural environment, people's needs, site conditions, and indigenous architectural approaches to provide unique character for the city.

Response: The building architecture, landscape theme, and site design proposed for Quail Crest Estates are designed to work in concert to establish a distinctive community that takes cues from the abundant natural surroundings. Quality materials and site planning will ensure this community is "uniquely Scottsdale" in its execution.

- Continue to work with developers in designing land use plans that respect the topography, view corridors, wildlife corridors, and open space that exists. Where possible, enhance existing viewsheds as areas are developed and redeveloped.

Response: Two significant washes bisect the Site. One cuts across the northwest corner and the other travels along the south boundary of the Site. Care has been taken to respect and avoid these drainage corridors as they are essential NAOs areas and serve as corridors for wildlife traversing the Site. In order to preserve viewsheds for neighboring residents' homes on this Site will be confined to one-story in height and will be significantly buffered from the property boundaries. These buffers maintains native vegetation, preserves wildlife corridors, and establishes a sense of desert openness within the area.

2. Manage a comprehensive open space program that is responsive to public need, delivers high quality customer service, and exemplifies the city's commitment to leadership in environmental affairs.

Response: This community has been designed in conformance with Scottsdale's Environmentally Sensitive Lands (ESL) Ordinance. This ordinance identifies how much open space to provide and where to place it to preserve the site's most sensitive features. Conformance to this guiding document preserves natural desert open space and contributes to the land use patterns that make Scottsdale unique and desirable.

3. Acquire and develop open space identified (by the City Council) as high priority through land dedication or purchase.

Response: As a commitment to preserving Scottsdale's Sonoran Desert, the development team has agreed to preserve over fifty percent of the Site as open space. Care has been taken to preserve the Site's most sensitive features including large washes, native vegetation, and boulder features.

4. Encourage and cooperate with other governmental agencies to preserve and protect regional open space and to acquire, develop, maintain and operate regional facilities that are available to people who live, work or visit the city of Scottsdale.

Response: This project benefits from the City's efforts to preserve large swaths of open space within the McDowell Mountain Regional Park and the Tonto National Forest.

5. Improve the quality of life for all Scottsdale residents by ensuring a wide range of recreational facilities and services.

Response: By providing additional housing in close proximity to Scottsdale's trails and recreation areas, more people have the opportunity to get out and explore these natural features.

6. Cooperate with and support the school districts that serve Scottsdale to be able to continue access to school sites and facilities for suitable, safe, and consistent recreational use and enjoyment.

Response: The Site is located within the Cave Creek Unified School District. Additional residents and potentially school-aged kids will be an asset to the school district.

7. Provide attractive, well-maintained community recreational and park facilities that serve the entire community.

Response: A fifty (50) foot wide Desert Scenic Roadway Buffer will be provided along the length of the Site's 132nd Street frontage which will serve as beautiful natural area to the benefit of the entire community.

8. Provide access to educational, recreational, and cultural services for all residents.

Response: The proposed community is located within close proximity to a variety of recreational and cultural services within Scottsdale. Residents will appreciate having access to these resources.

VIII. Preservation & Environmental Planning Element

"Scottsdale is a community that embraces conservation and preservation of the environment. Because of its rich history and legacy of long-range thinking, it has a particularly handsome endowment to protect and retain."

Quail Crest Estates will be a community that offers future residents and visitors a healthy, safe, clean and sustainable environment while being conscious of maintaining scenic views, ensuring protected habitats for wildlife and desert plants, protecting resources and utilizing its location for passive and active outdoor recreational opportunities.

Preservation and Environmental Planning Element Goals:

1. Acquire the land within the Recommended Study Boundary of the McDowell Sonoran Preserve to create an integrated desert open space system linking open spaces in Scottsdale with open spaces adjacent to Scottsdale.

Response: The large open space buffers dedicated around the perimeter of the Site will serve as wildlife corridors linking to surrounding natural spaces.

2. Enhance the quality of life in Scottsdale by safeguarding the natural environment.

Response: Over fifty percent of the Site will be preserved as open space. The development team believes that actively preserving that natural desert will enhance the quality of life of future residents.

3. Achieve a sustainable balance between the conservation, use and development of Scottsdale's natural resources.

Response: Preserving over fifty percent of the Site as open space retains Scottsdale's image and heritage of the Sonoran Desert while allowing for sustainable development.

4. Reduce energy consumption and promote energy conservation.

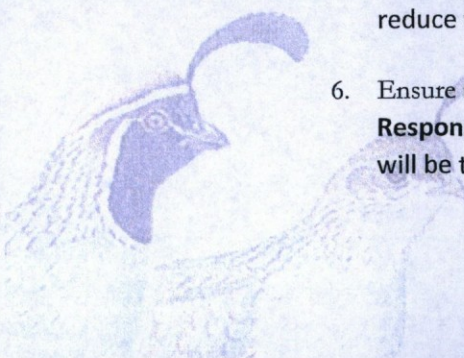
Response: Landscaping and building techniques will be cognizant of energy consumption and will seek ways to promote energy conservation to protect the natural environment and reduce maintenance and utility costs into the future.

5. Conserve water and encourage the reuse of wastewater.

Response: Low water-use plants and natural desert landscaping will contribute to reduce water needs throughout the Site.

6. Ensure the quality of our groundwater and surface water supplies.

Response: This development will utilize Scottsdale's municipal water supply which will be tested to ensure that it meets or exceeds Federal drinking water standards.



7. Promote local and regional efforts to improve air quality.

Response: By utilizing existing roadways the proposed community will be sensitive to its environmental impacts. Currently 132nd Street is a rural road. Paving this roadway will create less dust and ultimately improve the air quality.

8. Maximize resource recovery and reuse, and promote recycling and promote the use of recycled, recyclable, and renewable materials.

Response: The internal street network has been designed to accommodate both trash and recycling trucks.

9. Protect and conserve native plants as a significant natural and visual resource.

Response: A native plant inventory will be completed for this site and all viable native plants will be preserved. Preserving these established plants will help the neighborhood feel mature from the beginning.

10. Encourage environmentally sound “green building” alternatives that support sustainable desert living.

Response: Quail Crest Estates is committed to protecting and enhancing the natural elements of the development site.

IX. Cost of Development Element

“... ongoing interest and participation of the people of the community in assuring that the quality, attractiveness and livability of their neighborhoods are maintained and enhanced.”

The close vicinity to outdoor recreation enhances the livability and quality of life at Quail Crest Estates, which is centered on the notion that residents can engage in an active lifestyle with limited to no travel. With the surrounding attractiveness and quality of life provided by the McDowell Sonoran Preserve it is assured that this lifestyle can be maintained.

Cost of Development Element Goals:

1. Present quick tabular and graphic analyses and reviews to city elective and appointive bodies and the general public by using fiscal impact modeling.

Response: N/A

2. Assign a staff liaison from each city department to participate, on an as-needed basis, with the primary management team of a fiscal impact model.

Response: N/A

3. Conduct city department evaluation, planning, and budgeting for existing and future levels of public service operations and the development of infrastructure and capital facilities by the use of fiscal impact modeling.

Response: N/A

X. Growth Areas Element

"The many diverse neighborhoods and lifestyles that comprise the unique fabric and character of Scottsdale will be protected and enhanced, and a sense of community, shared among residents across the city, will be both obvious and admired."

Quail Crest Estates will enhance the existing area and will provide uniqueness from bordering neighborhoods by incorporating restricted development envelopes helping to ensure that over 50% of the site will be preserved as open space while creating a sense of community centered on the natural desert.

Growth Areas Element Goals:

1. Direct and sustain growth and expansion in areas of the city that can support a concentration of a variety of uses and are particularly suitable for multimodal transportation and infrastructure expansion and improvements.

Response: Improving 132nd Street's infrastructure will not only benefit the Quail Crest Estates community, this upgrade will serve surrounding residents' transit activity.

2. Make automobile, transit, and other multimodal circulation more efficient.

Response: Converting this section of 132nd Street from dirt to pavement will make car and bike transit more efficient.

3. Conserve significant natural resources and open space areas in the growth areas and coordinate their locations to similar areas outside the growth areas.

Response: Quail Crest Estates is committed to preserving natural resources through dedicated NAOS. These NAOS dedication have been positioned to protect significant natural resources and tie into surrounding open space areas.

4. Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and fiscal planning that is coordinated with development activity.

Response: The City of Scottsdale requires development to contribute their fair share of new infrastructure. These infrastructure improvements are to the benefit of the Project Site as well as the surrounding community. By constructing 132nd Street improvements and extending water lines from the north, this project represents a private investment that will serve the greater public.

5. Identify legal mandates and policies concerning future growth, development, revitalization, redevelopment, and expansion of public infrastructure and facilities, services and crime prevention within the municipal boundaries.

Response: The proposal to develop Quail Crest Estates has been completed with adherence to Scottsdale policies regarding growth, development and expansion of public infrastructure within the city.

6. Integrate public (civic) art into the visual character of designated growth areas.

Response: The entry monumentation and gate structures proposed for this community have been designed to be minimal and to utilize natural materials so as to blend into the visual character of the area.

7. Promote development timing that is guided by the adequacy of existing and/or expandable infrastructure, services, and facilities.

Response: This development proposal for Quail Crest Estates includes the orderly building of infrastructure including water, drainage, and transportation facilities.

XI. Public Services and Facilities Element

"Scottsdale will continue its efficient and high quality customer service to all Scottsdale citizens by planning, managing, and operating a safe, reliable, and affordable water supply and wastewater reclamation system."

Quail Crest Estates will work with the surrounding developments to access utilities and allow for residents to tie into City resources. All methods will be safe, reliable, and affordable for residents.

Public Services and Facilities Element Goals:

1. Establish and maintain an innovative, sustainable solid waste collection, recycling, and disposal delivery system for present and future generations.

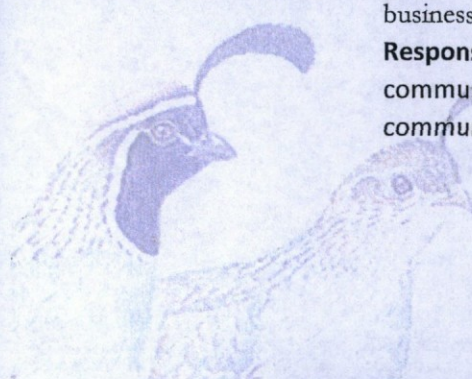
Response: The community has been designed to accommodate both trash and recycling pickup services.

2. Protect the health, safety, and welfare of the public from the impacts of flooding.

Response: The project engineers have developed drainage solutions to avoid flooding and promote natural drainage patterns. The major washes crossing the site are to be preserved in their natural state and detention basins are proposed to effectively manage excess runoff.

3. Encourage provision of power and communication systems that match the character of Scottsdale and provide reliable, efficient service for Scottsdale citizens, visitors, and businesses.

Response: As this project is constructed, the team will cooperate with all power and communications utility companies in the provision of services throughout the community.



4. Develop strategies to place the library in a position to respond to future challenges brought on by the information age, social and economic forces and people's lifestyles.

Response: The closest library to Quail Crest Estates is the Appaloosa Library at 7277 East Silverstone Drive. This library will serve as an educational and community resource for future residents.

5. Partner with other jurisdictions and agencies to achieve maximum efficiency in city service delivery.

Response: Quail Crest Estates residents will be able to take advantage of resources within Scottsdale as well as within the greater valley.

6. Provide an integrated system of services, resources, and opportunities to help Scottsdale residents of all ages improve their lives, the lives of others, neighborhoods, and the total community.

Response: Quail Crest Estates will allow people who live and work in the City to obtain quality and safe housing through sound land use planning.

7. Provide a safe environment for all Scottsdale citizens, visitors, and private interests by alleviating physical risks that may be encountered in the normal operation and development of the community.

Response: This community has been designed to comply with all regional and national laws, regulations, and programs designed to protect the public from potential natural and man-made hazards and disasters.

8. Provide city service facilities to meet the governmental, administrative, public safety, emergency, social, human, cultural, informational, and maintenance needs of the community.

Response: Quail Crest Estates will benefit from Scottsdale City service facilities particularly those geared toward the public safety, emergency, social, recreational and maintenance needs to the community.

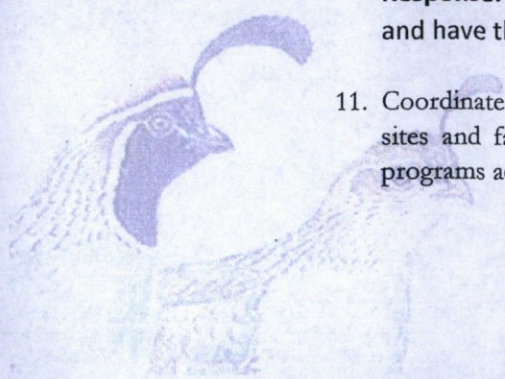
9. Design public buildings and improve aesthetics of public buildings and facilities to increase appeal as community gathering spaces.

Response: The Quail Crest Estates entry monumentation, gates, and private street will be owned and maintained by the community HOA and have been designed to increase the appeal of the community as a whole.

10. Provide recreational opportunities to meet the needs of all areas of the community through public facilities.

Response: Area recreational opportunities are easily accessible from the Project Site and have the capacity to meet the recreational needs to future residents.

11. Coordinate with the School Districts that serve Scottsdale to plan for and secure school sites and facilities for the delivery of the best elementary and secondary educational programs achievable for the school-age children of the community.



Response: A letter has been mailed to the Cave Creek Unified School District notifying them of the proposed community. This will allow them to ensure that they have the resources necessary to accommodate future students.

12. Ensure renewable, long-term water supplies for the community.

Response: The owner will be required to pay water resources development pays for itself when extending the water to serve new growth.

13. Encourage the conservation of water and the reuse of wastewater.

Response: The development team recognizes the value of water and wastewater resources to be managed in order to contribute to a sustainable community. For this reason, low water use plants and sustainable building techniques are proposed for this community.

14. Meet or surpass all applicable water quality standards for domestic, commercial, and industrial uses.

Response: Utilizing Scottsdale's municipal water supply will create a save and healthy environment for citizens and visitors.

XII. Community Mobility Element

"Mobility choices will provide alternatives to the automobile, increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community's quality of life."

By utilizing existing roadways and surrounding trails, the community of Quail Crest Estates will provide a high quality of life to homeowners and tourists.

Community Mobility Element Goals:

1. Protect the function and form of regional air and land corridors.

Response: Quail Crest Estates looks to enhance the natural beauty and unique character of Scottsdale through design and aesthetics of the adjacent 132nd Street corridor. The proposed Desert Scenic Buffer will ensure that beauty remains intact.

2. Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment

Response: All roadway infrastructure has been designed to be sensitively integrated into the natural setting of the site. Care has been taken to ensure that the internal street avoids areas with major slopes, native vegetation, washes, and boulders.

3. Promote regional diversity and connectivity of mobility choices.

Response: Residents living within Quail Crest Estates will have a variety of mobility choices include automobile, bicycle, and foot.

4. Prioritize regional connections to safely, effectively and efficiently move people, goods, and information beyond the city boundaries.

Response: All roadway improvements proposed with this development will be designed to ensure that they safely and efficiently provide access to people, goods, and information throughout the community.

5. Relieve traffic congestion.

Response: The existing roadway network in this section of Scottsdale are adequately sized to accommodate future Quail Crest Estates residents without experiencing an increase in traffic congestion.

6. Optimize the mobility of people, goods, and information for the expected buildout of the city.

Response: The City has requested that 132nd Street be dedicated to the standards of a Rural/ESL collector. This fits within the hierarchy of roadway intensity and will adequately accommodate future demand for this street.

7. Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.

Response: A fifty (50) foot Desert Scenic Roadway Buffer will be dedicated along the Site's entire 132nd Street frontage. This will help the Quail Crest Estates community seamlessly integrate into the natural desert setting and maintain the integrity of the scenic setback.

8. Emphasize live, work, and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.

Response: Quail Crest Estates, due to its proximity to the McDowell Sonoran Preserve, will encourage a development that supports a balance of land use relationships and alternative modes of transportation that reduce the reliance on the automobile.

9. Protect neighborhoods from negative impacts of regional and citywide networks.

Response: Both the large open space buffers surrounding the community and the gated entry serve to create an aesthetic that protects the livability within the Quail Crest Estates community. Homes within the community are well-buffered from the adjacent roadways.

10. Encourage a diversity of links between neighborhood systems and with citywide and regional systems.

Response: Quail Crest Estates' central street has been designed with both safety and aesthetics in mind. It's meandering route and cul-de-sac island serve to reduce traffic speeds and add visual interest all while serving as the primary access way to regional street networks.

11. Provide opportunities for building “community” through neighborhood mobility.

Response: Quail Crest Estates has strived for the highest standards of safety and security for all modes of travel within the community. Safety is a key feature of helping residents feel at home within their community.

12. Recognize the diversity of neighborhoods throughout the city and their different mobility needs.

Response: Given the rural character of the Dynamite Foothills Character Area, automobiles will serve as the primary means of travel within this area of Scottsdale, however the rich natural resources of this area are best explored with bicycle or foot. Close proximity to these natural resources will provide residents with plentiful opportunities for multi-modal recreation.

Dynamite Foothills Character Area Plan

The Dynamite Foothills Character Area Plan came as a result of the citizen-driven group CityShape 2020. A character plan is a recommendation or guideline that strives to implement a specific personality or sense of place into a neighborhood. It uses regulation policies like character plans to outline development, but is not a regulatory document.

The Dynamite Foothills area is located in North Scottsdale between the McDowell Mountain and the Lone Mountain alignment, and east of 112th Street to 136th Street. This area capitalizes on mountainous view sheds and remote desert environments. In order to meet the vision of Rural Desert character, character strategies like minimizing street widths, strategic building envelopes, accentuating open space, and encouraging native desert landscaping are incorporated. Lower single family densities with a single-story cap on building height equate to larger lot ranch style homes. Preferred wall designs and community amenities are suited to acknowledge wildlife corridors and maintain a rural character.

The goals listed below are outlined by Dynamite Foothills Character Area as strategic approaches to maintaining the personality of the area voted by residents and officials. Responses are outlined to explain how Quail Crest Estates is striving to meet the needs.

Goal 1: Preserve the existing Rural Desert character for the Dynamite Foothills which will result in a unique desert community distinguished from other parts of Scottsdale.

Native vegetation will be used throughout the site including streetscapes and common areas. Simple screening and lack of perimeter walls compliment the meandering roadway, and encourage an open and natural community. All setbacks, building scales, and open spaces will be observed and in accordance with the surrounding conservation requirements. Street alignments and building placements have all been purposefully placed in order to preserve natural washes and vegetation. Construction envelopes have been strategically positioned to avoid sensitive natural features including slopes greater

than 10% wherever possible. While some disturbance is inevitable, the development team is confident that most sensitive natural areas have been preserved on the Site.

Goal 2: Recognize the topographic diversity of the Dynamite Foothills area and provide guidelines for balancing the relationship of different types of development to the unique environmental nature of the area.

Analysis of topography and open space are all done to carefully situate the Quail Crest Estates development envelopes. NAOS has been incorporated into the community and over 50% of the site will be preserved as open space.

Goal 3: Promote open space in accordance with the CityShape 2020 Guiding Principles and the recommendations of the Desert Preservation Task Force, and support the efforts of the McDowell Sonoran Preserve Commission to provide open space.

Open space can be found throughout the site, including the perimeter of the property. This allows for an optimal transition from the development to nature and to other surrounding developments. Drought tolerant plants have been chosen in order to meet the desert landscaping.

Environmentally Sensitive Lands Ordinance

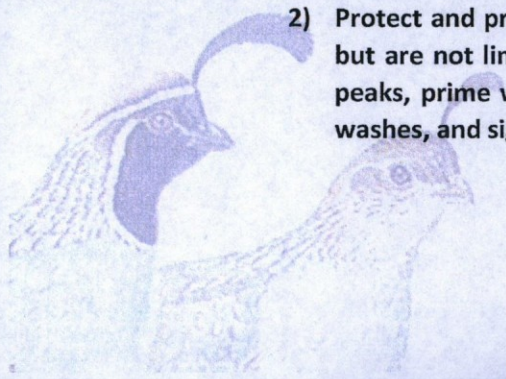
The City of Scottsdale Environmentally Sensitive Lands Ordinance (ELSO) is a 134 square mile environmental protection overlay that was adopted in 1991. The overlay encompasses the lands north of Central Arizona Project canal and is in effect to preserve natural open space and elements. City Council has amended this ordinance over the past decade to ensure preservation and development are balanced in all land uses in this area.

Twelve general statements from the ESL are listed below, with responses that outline how Quail Crest Estates complies with the overlay standards and objectives.

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

Planning and Engineering analysis will be done to ensure that all potential hazards and sensitive areas are addressed.

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



The McDowell Sonoran Preserve is seen as an asset to Quail Crest Estates. Maintaining unrestricted views and caring for existing habitats, such as boulders and vegetation, is a priority to keep the community atmosphere relevant.

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

Utilizing existing transportation networks and preserving over 50% of the site as open space will allow Quail Crest Estates to protect renewable and nonrenewable resources.

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

Quail Crest Estates will utilize and improve existing streets for access, water, and emergency services.

- 5) Conserve the character of the natural desert landscape. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL areas.**

The natural desert landscape will be preserved and highlighted through the Quail Crest Estates community. The design of the neighborhood incorporates unforgettable open space for viewing and enjoying.

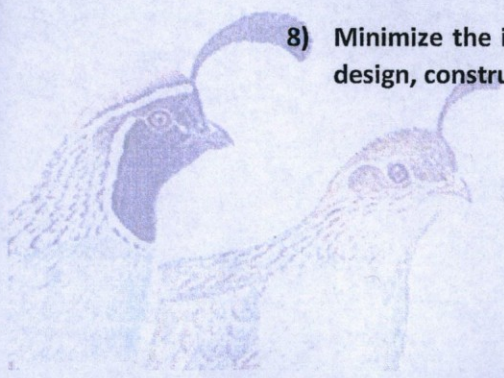
- 6) Recognize and conserve the economic, educational, recreational, historic, archaeological, and other cultural assets of the environment that provide amenities and services for residents and visitors.**

Being located within close proximity of the McDowell Sonoran Preserve and its associated trails and trailheads will allow future residents and visitors to appreciate and respect the cultural assets of the natural desert and the surrounding amenities and services which they provide.

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

Quail Crest Estates will preserve and enhance necessary existing wash corridors to ensure drainage features operate with no negative impacts to the development.

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



By emphasizing and incorporating existing open space and other natural environments, Quail Crest Estates is able to minimize construction impacts. The pattern, design, and materials used on site will be of the highest quality with respect to the natural desert environment.

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

Building heights and locations are all in compliance with the zoning guidelines. The landscaping will continue to respect the natural desert environment as Quail Crest Estates intends to use a natural desert palette consistent with the surrounding area.

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

This unique area is cherished for its views, desert vegetation, and boulder features. Maintaining significant open space in its natural state is parallel with Quail Crest Estates' vision and overall goals.

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

Quail Crest Estates fulfills a growing housing demand while also preserving land by creating buffers and open space. The surrounding outdoor recreation will pull people outside and encourage engagement and understanding of the area they live in. Quail Crest Estates will benefit the City with and improved infrastructure while provided property owners an improved quality of life.

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

As a result of innovative planning and design, through the use of development envelopes, construction and development will provide minimal impact. This site emphasizes open space in order to minimize lot sizes and ensure that significant native habitats will remain untouched.

Development Plan

Theme

The proposed Quail Crest Estates community embraces its native desert setting while providing high end large lot custom homes. Architecture will be designed to blend into the natural desert surroundings. A modest gated entry will be designed to provide a unique sense of arrival while blending into the desert to provide a compatible rural feel. The views remain the focus of this

low density community with natural Sonoran Desert landscaping and a relaxing desert atmosphere.

Site

The proposed 9 lot site plan includes non-uniform development envelopes which take advantage of natural topography and viewsheds from every home. Natural washes provide critical drainage while highlighting the native desert setting.

Circulation

Single entry and exit access is provided off 132nd Street through a private entry gate. The proposed internal private 40' rural local residential street meanders through the natural topography allowing residents the ability to take in views of the natural desert setting.

Open Space

Quail Crest Estates looks to dedicate 7.49 acres of Natural Area Open Space, with over 50% of the site being open space. The majority of the open space can be found along the perimeter of the site where it serves as both a buffer to neighboring properties and as a wildlife corridors. Ample open space areas between neighboring development envelopes further conveys a sense of rural expansiveness for future residents.

Walls

All site, lot and retaining walls will comply with the DSPM, Zoning ordinance and/or as approved by Staff. Specific wall locations and details will be provided with subsequent submittals for City review. In keeping with the guidelines and policies of the City, no walls be constructed around the perimeter of the community in order to keep large meaningful open spaces.

Conclusion

We respectfully request approval of this Rezoning application as it promotes a development approach that is sensitive to the environment and is consistent with the General Plan, Dynamite Foothills Character Plan, and the associated R1-70 ESL zoning.



SCOTTSDALE SENSITIVE DESIGN PRINCIPLES

Scottsdale's design principles are enforced so new development reflects and enhances the unique climate, topography, vegetation, and historical elements. These elements are considered amenities that uphold the quality of design and sustain the Scottsdale community.

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

This proposed new development will be encouraged to blend within the natural setting, allowing the Sonoran Desert character to be showcased. Quail Crest Estates will also utilize the natural desert setting as landscaping throughout the site, while enhancing select areas with a consistent native palette.

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

Development envelopes have been carefully designed to avoid sensitive natural features while orienting toward the spectacular views. The views and the peacefulness of the natural environment are what make this location prime. Quail Crest Estates has every intention of maximizing this principle.

- 3) Development should be sensitive to existing topography and landscaping. A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.**

Quail Crest Estates will work with the rolling topography to create an original community in a natural setting. The terrain provides texture and color influence to the development that makes this natural desert community unique.

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

Large buffers are planned within the site and intend to incorporate existing ecological conditions and wildlife corridors.

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

Public spaces, including streets and common tracts will use natural materials and landscaping to blend within the natural desert setting. Colorful cactus and desert flowers will be implemented to provide accents and depth.

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

Quail Crest Estates is surrounded by trails and bike paths throughout the Sonoran Preserve. This location will allow residents alternative modes of transportation and opportunities for social interaction.

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

With surrounding and proposed landscaping as well as trails and wash corridors located nearby, residents will be able to take advantage of nearby connections and natural shading opportunities.

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

All buildings at Quail Crest Estates are residential and are designed with massing that suggests the environment in which they are located.

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

The color palette of the community will reflect the natural desert setting. Natural colors and vegetation will be incorporated throughout the site. The desert weather will encourage shading opportunities and heat sensitive materials.

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

Considerations to incorporate energy conservative and low impact design and construction practices at Quail Crest Estates will be encouraged.

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

Providing a natural buffer between residences and surrounding properties establishes a natural desert transition into the community. All open spaces will utilize the character of the area and provide a variety of natural vegetation.

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

Utilizing native plants and the natural terrain will allow the proposed community to minimize its water intake.

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

Natural light will be encouraged in the community by providing open spaces and strategically placed windows. Light pollution will also be minimal by using full coverings on public lighting and minimal decorative lighting. Quail Crest Estates will minimize glare in the neighborhood in order to suite the community's environmental needs.

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

Minimal signage is needed for the small community at Quail Crest Estates. Signage will incorporate natural colors with little lighting. The signs will compliment and reflect the quaint community.



Appendix A

Development Review Board Criteria

1. **The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.**

Response – The proposed development is in substantial conformance with Scottsdale's General Plan Land Use designation of Rural Neighborhood as well as the overall Dynamite Character Area Plan. These designations consist of residential uses with natural desert settings and spectacular view corridors maximized by low building heights. The proposed 9 lot community respects the surrounding development by maintaining a low density of .53 and incorporating the natural open space around restricted building envelopes. Preserving natural washes and incorporating desert materials is consistent with the surrounding area's character.

2. **The architectural character, landscaping and Site design of the proposed development shall:**

- a. **Promote a desirable relationship of structures to one another, to open spaces and topography, both on the Site and in the surrounding neighborhood;**

Response – Quail Crest Estates will ensure that proposed structures are desirably screened through the combination of the proposed large lots, low density, large perimeter buffers and on-lot development envelopes. These characteristics will ensure that the development seamlessly blends into the native environment.

- b. **Avoid excessive variety and monotonous repetition;**

Response - The surrounding area has minimal development with a variety of architectural styles which are mostly influenced by the natural desert setting. This setting as defined, on-site, by its unique natural landscaping and topography will provide opportunity for individuality from lot to lot, ultimately being tied together by an architectural character that provides variety and complements the desert setting.

- c. **Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;**

Response – Large front and rear setbacks promote outdoor living spaces for residents to enjoy Arizona's year round climate. Natural materials and landscaping are also incorporated into the design in order to address the area unique climate factors and Sonoran desert environment.

3. **Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.**

Response – Single entry and exit is onto 132nd St. The nine lot community is not projected to significantly increase traffic on the surrounding streets. Alternative pedestrian routes found in the surrounding preserve will minimize automobile dependence.

4. **If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.**

Response – Mechanical equipment, appurtenances and utilities will be screened in design with the communities' architectural theme. Trash receptacles will be maintained by the homeowner and only seen on the street during pick up hours.



APPENDIX B – TRANSPORTATION ANALYSIS

Current use: Vacant = 0 trips per day

Allowed under current zoning (R1-130 ESL): 5 lots = 50 trips per day

Proposed development: 9 lots = 90 trips per day



Amended Development Standards

Sec. 5.034. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-70 District:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~seventy thousand (70,000)~~ fifty two thousand five hundred (52,500) 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.
3. Specialized Residential Health Care Facility: the minimum lot area shall be five (5) gross acres.

B. Lot dimensions.

Width. All lots shall have a minimum width of ~~two hundred fifty (250)~~ one hundred eighty eight (188) feet.

C. Density. There shall be not 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 ~~sixty (60)~~ forty five (45) feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~sixty (60)~~ forty five (45) feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~sixty (60)~~ forty five (45) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. 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 of not less than ~~thirty (30)~~ twenty three (23) feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~sixty (60)~~ forty five (45) 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 be not less than ~~sixty (60) feet~~ forty-six (46) 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 and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. 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 of 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. Access for Specialized Residential Health Care Facilities shall be provided in the following manner:
1. All Specialized Residential Health Care Facilities shall have access to a street classified by the Scottsdale General Plan (Transportation Master Plan) as a minor collector or greater.
- I. Corral. Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2470, § 1, 6-16-92; Ord. No. 2509, § 1, 6-1-93; Ord. No. 3907, § 1(Exh. 1), 8-31-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 22, 23), 4-3-12)

Sec. 5.035. - Off-street parking.

The provisions of article IX shall apply.

(Ord. No. 2470, § 1, 6-16-92)

Sec. 5.036. - Signs.

The provisions of article VIII shall apply.

(Ord. No. 2470, § 1, 6-16-92)

[Secs. 5.037—5.099. Reserved.]

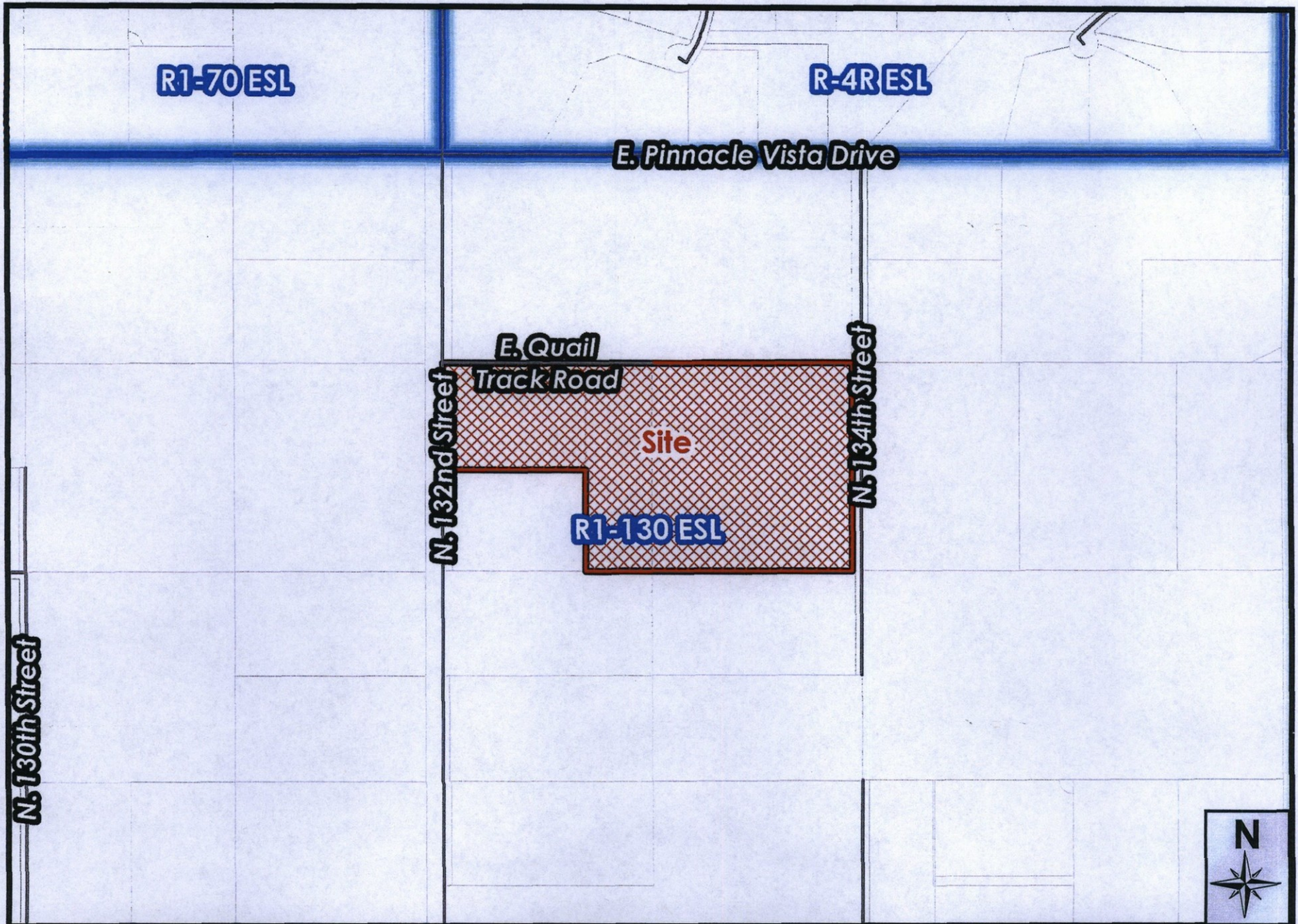




Quail Crest Estates

ATTACHMENT #4

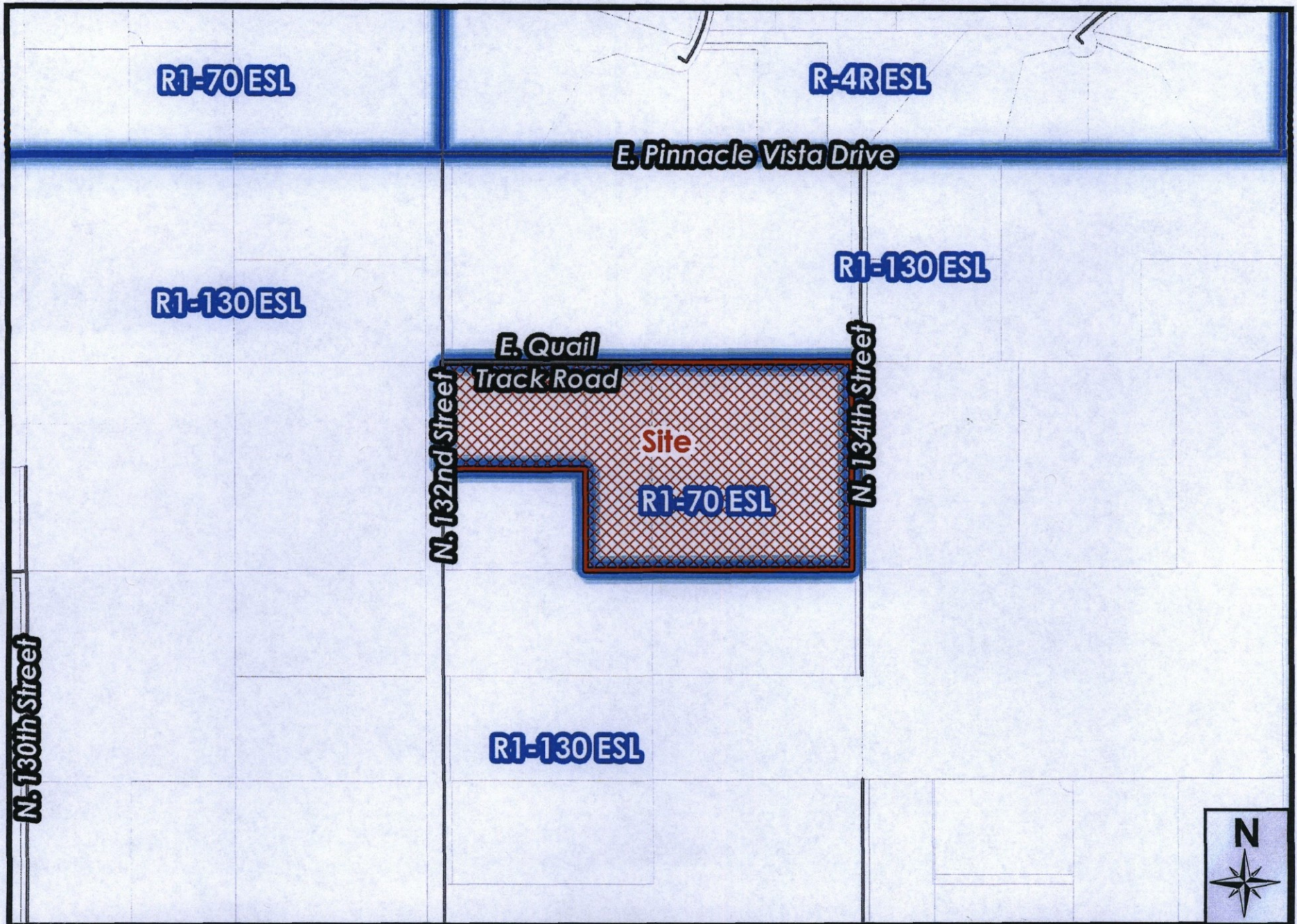
20-ZN-2016



Quail Crest Estates

ATTACHMENT #5

20-ZN-2016



Quail Crest Estates

ATTACHMENT #6

20-ZN-2016

QUAIL CREST ESTATES

CITIZEN & NEIGHBORHOOD INVOLVEMENT REPORT

This Citizen Participation Report is in association with the Rezoning Application for the redevelopment of an approximately 16.7 acre site located at the southeast corner of 132nd Street and Quail Track Road. The application proposed to amend the zoning designation of the site from R1-130 ESL to R1-70 ESL. A plan and associated density has been created for this site that will be complimentary and sensitive to the neighboring properties.

In accordance with the requirements for this application, a notification letter was sent on July 8, 2016 to interested parties, neighbors and property owners within 750 feet of the site. The letter included information about the project and contact information for the project consultants and City staff to allow recipients the opportunity to directly express any questions and/or concerns. The letter also included an invitation to an upcoming neighborhood meeting where surrounding property owners and interested parties will have the chance to learn more about the project. The meeting was scheduled to be held at Living Water Lutheran Church on July 18, 2016 at 6pm.

In addition to the notification letter, a sign was posted on the site to further notify residents and passersby of the rezoning application and associated neighborhood meeting.

Three people attended the neighborhood meeting held on July 18th, 2016. The meeting provided an opportunity for residents to discuss the proposal with members of the development team and for the development team to learn more about the specific concerns of the area from local residents. Comments were generally positive. There is concern that paving 132nd street will alter the rural feel of the area, but this concern is offset by the feeling the proposed development will have a positive effect on surrounding property values. The development team has committed to keeping lines of communication open as the project progresses.

The project team realizes the importance that all citizen outreach and input plays in the development process. We are committed to encouraging and allowing residents and neighbors to express their thoughts, help them understand the matters and attempt to address them in a professional and appropriate way.

7.19.2016
9.29.2016

750' NOTIFICATION & INTERESTED PARTIES MAILING LIST

Alan Kaufman	Kaufman & Associates PLLC	8711 E Pinnacle Peak Road #241	Scottsdale	AZ	85255
Avanindra/Anuradha Chaturvedi		26885 Chaucer Place	Stevenson Ranch	CA	92381
Brad Lundmark, Property Manager	La Vista at Pinnacle Peak Homeowners Association	7740 N 16th St # 300	Phoenix	AZ	85020
Clif Tait	GCA & RVA	8302 E Buto Dr	Scottsdale	AZ	85255
Dan Sommer		12005 N 84th Street	Scottsdale	AZ	85260
Darcy Clement		7500 E Deer Valley Lot 67	Scottsdale	AZ	85255
David G. Gulino	Land Development Services	7525 E. Camelback Road, Suite 104	Scottsdale	AZ	85251
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	Scottsdale	AZ	85251-182
Ed Toschik, President	La Vista at Pinnacle Peak Homeowners Association	7657 E Mariposa Grande Dr	Scottsdale	AZ	85255
Emily Ryan	Capitol Consulting, LLC	PO Box 13116	Phoenix	AZ	85002-311
Fred Unger		7134 E. Stetson Drive; Suite 400	Scottsdale	AZ	85251
Hank Olsen, President	Sonoran Hills	7711 E. Pozos Dr.	Scottsdale	AZ	85255
J. P. Lamer		6945 E Glenrosa Ave	Scottsdale	AZ	85251
Jill Aguirre		8605 E Via Dona Rd	Scottsdale	AZ	85266
Jim Heather		6732 E Sheridan Street	Scottsdale	AZ	85257
Joey Airdo	North Scottsdale Independent	23043 N. 16th Lane	Phoenix	AZ	85027
John Washington		3518 N Cambers Court	Scottsdale	AZ	85251
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ	85255
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Michael Jacks, Secretary	La Vista at Pinnacle Peak Homeowners Association	7725 E Camino Del Monte	Scottsdale	AZ	85255
Mike Leary	Michael P. Leary, LTD	10278 E. Hillery Dr.	Scottsdale	AZ	85255
Mike Merrill	Citizens for Responsible Development	8713 E Vernon Avenue	Scottsdale	AZ	85257
Nancy Cantor	Scottsdale Coalition	5850 N. 83rd Street	Scottsdale	AZ	85250
Patti Smith, Property Manager	Bella Vista HOA	7740 N 16th St # 300	Phoenix	AZ	85020
Rodney A. Knight		9414 E San Salvador #225	Scottsdale	AZ	85258
Patty Badenoch		5027 N 71st Place	Scottsdale	AZ	85251
Sarah Ferrara	Scottsdale Airpark	15000 N. Airport Drive	Scottsdale	AZ	85260
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ	85250
Stephanie Bradley		13330 E. Jomax Road	Scottsdale	AZ	85262
Judith Burns	South of Shea Neighbors Association	9979 N. 131st Street	Scottsdale	AZ	85259
Annette Petrillo		5136 N. 82nd St	Scottsdale	AZ	85250
Whitney M. Bostic	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Bill Crawford		4390 N. Miller Road, Ste. C-107	Scottsdale	AZ	85251
Guy Phillips		7131 E. Cholla St.	Scottsdale	AZ	85254
John Strasser		24055 N. 119th Way	Scottsdale	AZ	85255
Joan Zuckerman		7295 E. Paradise Dr.	Scottsdale	AZ	85260
Neil Dempster, MBA, CSP		24573 N. 119th Place	Scottsdale	AZ	85255
Richard Alt		7532 E Cactus Wren Road	Scottsdale	AZ	85250
Tom Gagen		7649 E Sierra Vista Drive	Scottsdale	AZ	85250
KALAMCHI ALI		1100 HILLSIDE RD	WILMINGTON	DE	19807

ROBBINS BRUCE E TR
 JOMAX TRUST
 CASCADE ENTERPRISES INC
 AMERICAN PENSION SERVICES INC ADMINISTRATOR
 RANNEY PAMELA S
 SMK RIO VERDE LLC
 SCHERER GLENN/CONNOLLY COLLEEN
 C-A DESERT ESTATES L L C
 BARKER-BERGER REVOCABLE TRUST
 MARK NIXON TRUST
 SCAMMON LIVING TRUST
 KALEIDOSCOPE FARMS LLC
 LABORDE LUCIE E TR
 ZELECHOWSKI EUGENE DONALD/ CAROL J TR
 PESTRIVAS FAMILY REVOCABLE INTER-VIVOS TRUST
 BRAUN ROBERT W TR
 PETERSON HANS/AMY
 OERTLE JOHN C JR/R TR/MELANCON L K/ETAL
 HENRY AND JEAN TOM DECEDENT'S TRUST
 SURINDER SANHAN/RAJINDER
 NIXON MARK
 KALAMCHI SABAH TR
 SILLS MICHAEL/ENG SOO WAI
 SCHIBLER RICHARD V TR
 QUAD J ENTERPRISES
 PENSCO TRUST CO/ETAL

1212 N SEMINARY AVE	WOODSTOCK	IL	60098
13330 E JOMAX RD	SCOTTSDALE	AZ	85262
13493 E DESERT TR	SCOTTSDALE	AZ	85259
1562 E CROCUS DR	SCOTTSDALE	AZ	85022
1989 CALLE DEL SUERTE	TUCSON	AZ	85745
2128 E CACTUS WREN DR	PHOENIX	AZ	85020
22 WILLIAMSON LN	ASBURY	NJ	8802
2555 E CAMELBACK RD STE 770	PHOENIX	AZ	85016
26639 N 132ND ST	SCOTTSDALE	AZ	85262
26757 N 132ND ST	SCOTTSDALE	AZ	85262
26818 N 132ND ST	SCOTTSDALE	AZ	85255
26897 N 132ND ST	SCOTTSDALE	AZ	85260
27000 N 134TH ST	SCOTTSDALE	AZ	85262
27007 N 134TH ST	SCOTTSDALE	AZ	85262
2831 E CALAVAR RD	PHOENIX	AZ	85032
3625 E MEADOW BROOK AVE	PHOENIX	AZ	85018
4013 E CASCALOTE DR	CAVE CREEK	AZ	85331
425 S OCEAN DR	GILBERT	AZ	85233
4525 N 66TH ST UNIT 26	SCOTTSDALE	AZ	85251
4690 SKIRKMAN RD	ORLDANO	FL	32811
5450 N ALM SCHOOL PKWY SUITE 103	SCOTTSDALE	AZ	85262
6830 E CHENEY DR	PARADISE VALLEY	AZ	85253
7417 E MONTERRA WAY	SCOTTSDALE	AZ	85266
7750 E VAQUERO DR	SCOTTSDALE	AZ	85258
8895 E FRIESS	SCOTTSDALE	AZ	85260
PO BOX 173859	DENVER	CO	80217



July 7, 2016

Re: Quail Crest Estates Re-Zoning Application

Dear Interested Party:

We are land planners and landscape architects writing to inform you that a rezoning request is being prepared to be filed with the City of Scottsdale for a Site located at the Southeast corner of 132nd Street and Quail Track Road (site location map on back).

We would like to invite you to a neighborhood open house to discuss this rezoning request and proposed development. The meeting information is as follows:

Date & Time:

July 18, 2016 (6:00 - 7:00 p.m.)

Location:

Living Water Lutheran Church,
Room Name: John,
9201 E Happy Valley Rd, Scottsdale, AZ 85255

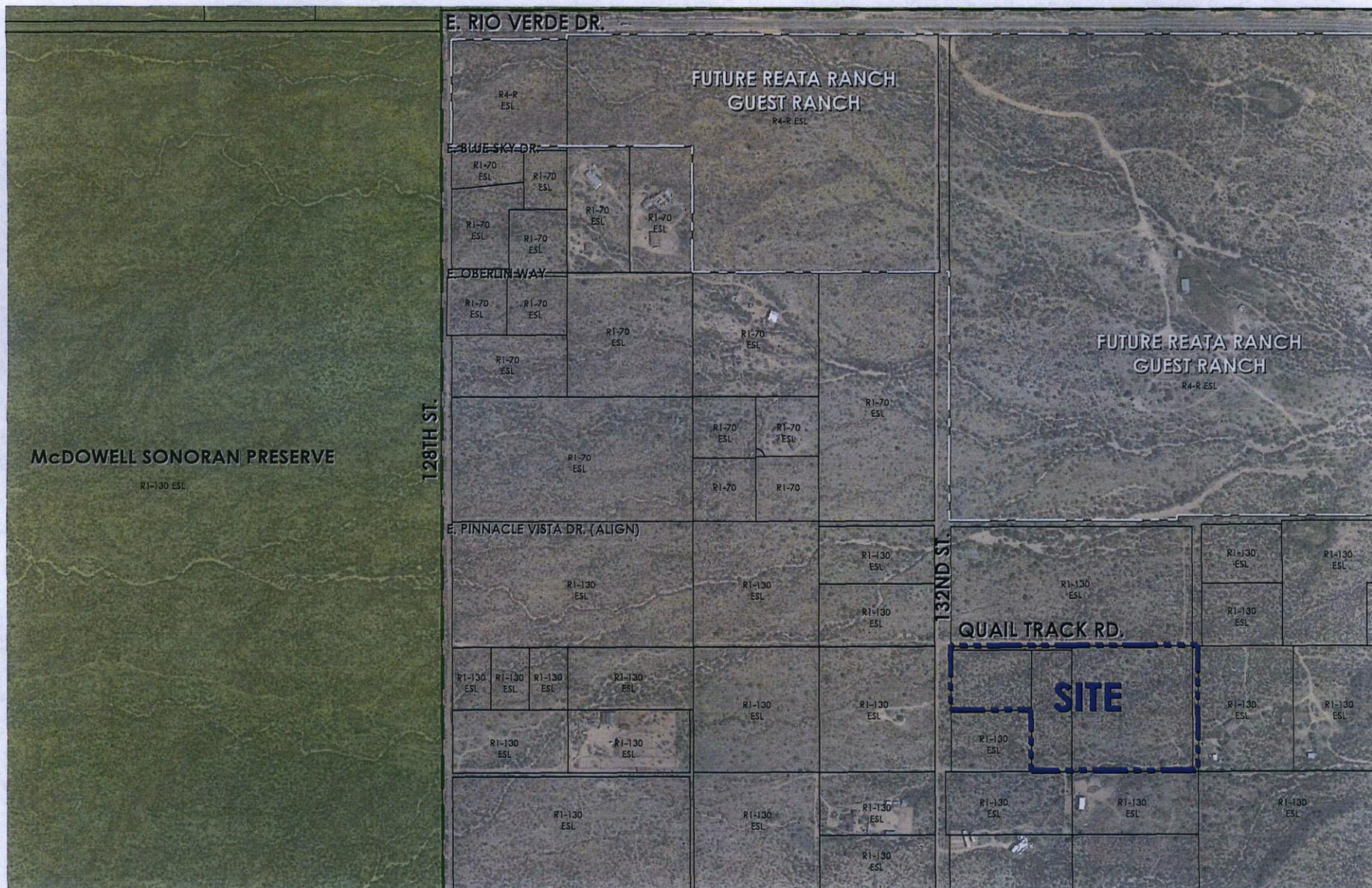
This application proposes to rezone the 16.7 acre property from R1-130 ESL to R1-70 ESL. The purpose and intent of this rezoning application is to allow for the Site's development as a high quality, gated, 9-lot single-family residential community at a density of 0.53 dwelling units per acre. The community design will result in a neighborhood character that is respectful of the Sonoran Desert and is consistent with the City's goals as defined by the General Plan's Rural Neighborhoods designation and the Dynamite Foothills character area plan.

We look forward to the opportunity to respond to any comments or questions you may have. If you are unable to attend, you may also reach me by phone at (480)-994-0994 or by email at Knichter@LVAdesign.com. You may also contact Jesus Murillo, Senior Planner, with the City of Scottsdale at (480) 312-7000 and reference pre-application #390-PA-16.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Nichter".

Keith Nichter
Senior Planner
LVA Urban Design Studio, LLC



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

QUAIL CREST ESTATES

CONTEXT AERIAL

APPROX. SCALE: NTS

1632

DRAWN BY: PR



7/7/16

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, 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:\1632-132ND & QUAIL TRACK\CAD\PLANNING\OLD\CONTEXT AERIAL-NEIGH LETTER.dwg Jul 7, 2016

Early Notification of Project Under Consideration

Nighborhood Open House Meeting:

Date: July 18, 2016
Time: 6:00 P.M. - 7:00 P.M.
Location: Living Water Lutheran Church, John Room
9201 E. Happy Valley Rd., Scottsdale, AZ 85255

Site Location: SEC of 132nd Street and Quail Track Road.

Project Overview:

- Description of Request: Rezoning
- Description of Project and Proposed Use: Seeking approval for a 9 lot single-family residential development
- Site Acreage: 16.7 Gross Acres
- Site Zoning: Rezoning from R1-130 ESL to R1-70 ESL

Applicant Contact:

Keith Nichter 480-994-0994
knichter@lvadesign.com

City Contact:

Jesus Murillo 480-312-7000
jmurillo@scottsdaleaz.gov

Pre-Application #: 390-PA-2016 Available at City of Scottsdale: 480-312-7000

After Submittal, Project information is available at:

www.scottsdaleaz.gov/projects/projectsinprogress Posting Date: 7/8/16

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



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:

390-PA-2016

Project Name:

Location:

SEC of 132nd St and Quail Track Rd

Site Posting Date:

July 8, 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

Applicant Signature

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

8th

day of

July

2016



OFFICIAL SEAL
ROSS ELLIS
Notary Public - Arizona
MARICOPA COUNTY
My Commission Expires
MARCH 22, 2020

Notary Public

My commission expires:

3/22/2020

City of Scottsdale -- Current Planning Division

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

Project: Neighborhood Meeting — Quail Crest Estates

Location: Living Water Lutheran Church

Date and Time: 6:00pm, Monday, July 18, 2016

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
1	AMY + HANS PETERSON	CAVE CREEK AZ 85331 4013 E CASCADE DR	602-601-5709	hans.peterston@gmail.com
2	PATTY BADENOCH	5027 N. 71 PLACE 85253	949.9549	quailbadenoch@cox.net
3				
4				
5				
6				
7				
8				
9				
10				

June 22, 2016

Debbi Burdick, Superintendent
Cave Creel Unified School District
PO Box 426
Cave Creek, AZ 85327

Re: Quail Track Estates Re-Zoning Application

Dear Debbi Burdick,

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 changes the zoning classification resulting in greater residential densities allowed on the subject property. The property is currently zoned for five residential units; our application will result in a total of nine units allowed, an increase of 80%.

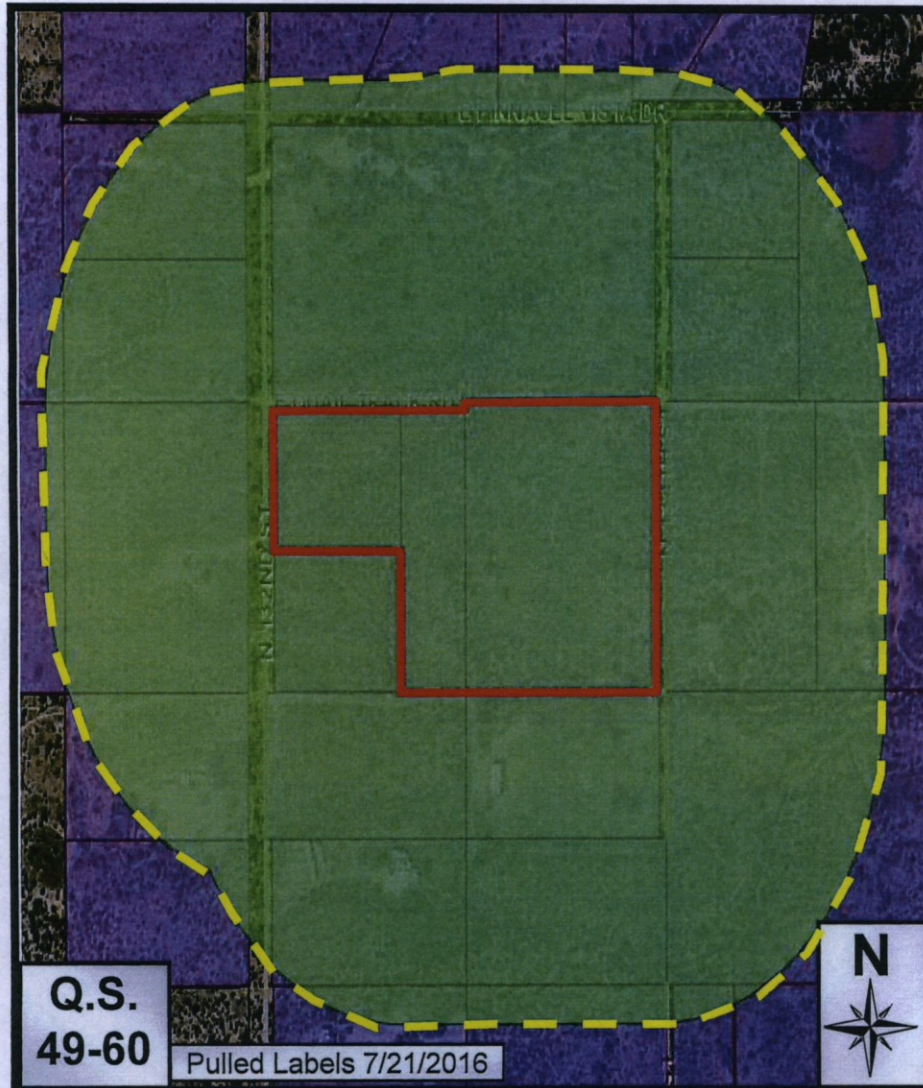
Enclosed please find a detailed project narrative, a location map, site plan, and the **Determination Form** required by the City per the above Ordinance. If you would like, I would be happy to schedule a meeting with you to discuss the above proposal. I can be reached by phone (480) 994-0994 or by email (knichter@LVAdesign.com).

Sincerely,

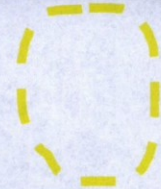


Keith Nichter
Senior Planner
LVA Urban Design Studio, LLC

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet
56 Postcards

Additional Notifications:

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

Preserve Ranch 2

20-ZN-2016

ATTACHMENT #8

CITY COUNCIL REPORT



Meeting Date: January 24, 2017
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Quail Crest Estates 20-ZN-2016

Request to consider the following:

1. Adopt Ordinance No. 4296 approving a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL), to Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning on a +/-16.7-acre site located at the southeast corner of N. 132nd Street and E. Quail Track Road.

Goal/Purpose of Request

The purpose of the request is to allow the owner to create a 9-lot subdivision community, with additional Natural Area Open Space (NAOS).

Key Items for Consideration

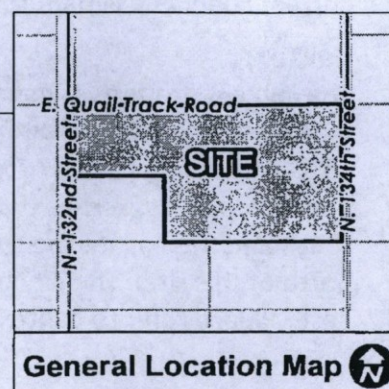
- 2001 General Plan
- Dynamite Foothills Character Area
- Tract NAOS provided and additional NAOS provided
- Planning Commission heard this case on December 14, 2016 and recommended approval with a vote of 7-0

OWNER

Quail Track Holdings LLC
 1440 N 76th Place
 480-994-0994

APPLICANT CONTACT

Keith Nichter
 LVA Urban Design Studio LLC
 480-994-0994



LOCATION

27077 N. 132nd Street (216-77-047, 216-77-049, and 216-77-022A)

BACKGROUND

General Plan

The City of Scottsdale General Plan 2001 Conceptual Land Use Map designates the subject property as Rural Neighborhoods. Within the Rural Neighborhoods category, land uses typically include areas of relatively large lot single-family neighborhoods or subdivisions. Densities in Rural Neighborhoods are usually one house per acre (or more) of land.

The proposed rezoning, and its associated development, provides less than one (1) dwelling unit per acre; more specifically, the subject project proposes approximately 0.53 dwelling units per acre. All four major amendment criteria require a change in General Plan land use to be applicable.

Therefore, with this proposal being at or less than 1 dwelling unit per acre, which implements the subject properties' existing General Plan land use designation of Rural.

Character Area Plan

The 2001 General Plan established Character Area planning as a means of ensuring that quality of development and consistency of character drive Scottsdale's General Plan within the context of community-wide goals. The subject property is located within the Dynamite Foothills Character Area boundary. The Dynamite Foothills Character Area is located generally between Scottsdale's McDowell Mountain Preserve on the south, the Lone Mountain Road Alignment to the north, and east of 112th street to the City's terminus at 136th Street.

Zoning

This site is zoned Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL) District, which allows single-family residential uses and has an Environmentally Sensitive Lands Overlay zoning designation. The subject parcels (216-77-047, 216-77-049, and 216-77-022A) were annexed into the City in October of 1983. The annexed parcel was rezoned from the county designation to Single-Family Residential, Hillside District (R1-130/HD/HC) zoning designation through case 32-ZN-1982.

In 1991, the Environmentally Sensitive Lands (ESL) overlay was added as an amendment to the Hillside District overlay. The newly adopted ESL overlay included these subject properties; which were previously zoned into the earlier Hillside District overlay area. The current ESL overlay version took effect in February of 2004. This version of the ESL overlay categorized this site within its most current zoning designation, as described above.

Context

The subject property is generally located along the eastside of N. 132nd Street, approximately half-mile south of E. Rio Verde Drive. More specifically, the site is located at the southeast corner of N. 132nd Street and E. Quail Track Road. The property is undeveloped and is surrounded by undeveloped properties to the north and west. There are a few single-family homes located to the south and the east of the subject site. The yet-to-be-developed Reata Ranch, guest ranch, is located north of this site. The city boundary, shared with Maricopa County, is located a quarter-mile to the east. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Single-family Residential District, Environmentally Sensitive Lands, zoned R1-130/ESL; vacant lands.
- South: Single-family Residential District, Environmentally Sensitive Lands, zoned R1-130/ESL; single-family dwellings.
- East: Single-family Residential District, Environmentally Sensitive Lands, zoned R1-130/ESL; single-family dwellings and Maricopa County.
- West: Single-family Residential District, Environmentally Sensitive Lands, zoned R1-130/ESL; vacant land (Sereno Canyon Resort and subdivisions in various forms of approval)

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Dynamite Foothills Character Area Plan
Zoning Ordinance

APPLICANTS PROPOSAL

Development Information

The proposal requests an increase in zoning density from 0.31 dwelling units per acre to 0.53 dwelling units per acre. The request will allow the owner to create a 9-lot subdivision community and identifies additional NOAS and tract NAOS as justification for the rezoning request. Tract NAOS generally provides more protection of NAOS and fewer issues for future homeowners.

- Existing Use: Vacant Land, R1-130 ESL zoning (5 lots allowed)
- Proposed Use: 9-lots subdivision, R1-70 ESL zoning
- Parcel Size: +/- 16.7 acres
- Building Height Allowed: 24 feet
- Building Height Proposed: 24 feet
- Open Space Required: 5.01 acres
- Open Space Provided: 6.98 acres
- Density Allowed: 0.31 du/ac (Existing R1-130 ESL zoning)
- Density Allowed: 0.55 du/ac (R1-70 ESL zoning)
- Density Proposed: 0.53 du/ac (Proposed R1-70 ESL zoning)

IMPACT ANALYSIS

Land Use

In addition to the City of Scottsdale General Plan 2001, the analysis for the rezoning request has been evaluated against the Dynamite Foothills Character Area Plan and Implementation Program, as well as the Environmentally Sensitive Lands (ESL) overlay. The Character Area Plan, and its implementation program, encourages development with rural character and sensitive design. The ESL ordinance focuses on preservation of environmental features and implements sensitive design principles found in the Dynamite Foothills Character Area Plan and Implementation Program. The character area plan defines appropriate design for project applications which include: additionally provided Natural Area Open Space (NAOS), development in response to slopes, density, clustering, and the temperance of the intensity of uses.

The Dynamite Foothills Character Area Plan states that the existing allowable densities under current zoning and General Plan designations are appropriate for all but a few areas. Densities under the current General Plan designation of Rural Neighborhoods are usually one house per one acre or more of land which the applicant proposes to maintain. Current zoning densities are that of 2.98 acre size lots. The proposal requests an increase in zoning density from 0.31 du/ac to 0.53 du/ac; in an area not identified by the Dynamite Foothills Character Area Plan for zoning density adjustments. The applicant's narrative indicates that the requested rezoning and identified comparable zoning categories are more appropriate to the character area compared to the current zoning that exists on the subject properties due to the proposed design of the site plan and the amount of extra NAOS provided.

The Dynamite Foothills Character Area Implementation Program states that construction envelopes should not be placed on slopes over fifteen (15%) percent. The intent is to use clusters to protect more sensitive terrain. The conceptual development plan provides a graphic illustrating the proposed cluster areas in locations with fifteen (15%) percent to twenty-five (25%) percent, and greater, slopes. The proposed site plan avoids placing the proposed development envelopes in a manner that takes advantage of the lesser slope areas. The envelopes do not include significant areas with slopes greater than fifteen (15%) percent.

The proposed site plan avoids placing the proposed development envelopes in a manner that will disrupt the natural wash and most of the rock formations located on the subject site. The majority of the rock outcropping features that are located on the site, are located within Natural Area Open Space (NAOS) designated Areas. The rock outcrop areas do not meet the ordinance requirements to be protected as peaks or rock outcrop features. The proposed site plan also provides a majority of the excess NAOS within tracts, which generally provide more protection of NAOS and fewer issues for homeowners in the future. The applicant has agreed to further provide additional NAOS in tracts with the final plat submittal.

The applicant agreed to create a tract over the wash area located in the southwestern portion of the site. The project will provide additional "tract" NAOS along the southern boundary of proposed lots "8" and "9." The tract will include the difference in net lot area from the existing square footage to the proposed, amended, minimum net lot area (52,250 square feet).

Traffic

All access to will be provided form N. 132nd Street. The owner will provide a 50-foot-wide Desert Scenic buffer along the N. 132nd Street frontage. All internal streets will meet the Design Standards and Policies Manual widths and improvements for internal private streets. Additional density can be accommodated by the existing street network.

Water/Sewer

The updated basis of water/wastewater reports and the sewer reports, for the subject zoning case, are conceptually acceptable to the City's Water and Sewer department. The applicant will be required to design, construct, and upgrade any water and sewer infrastructure necessary to provide services to the site.

Public Safety

The applicant has agreed to provide the adequate street right-of-way dedications for all the right-of-way that shall remain as public access. The street right-of-way dedication has been stipulated according to the Transportation Master Plan and the Local Area Infrastructure Plans. Design of the internal private-streets will conform to ESL local residential.

Additionally, a minimum 40-foot-wide Emergency and Service Access Vehicle Easement will be provided over all private internal streets

School District Comments/Review

The Scottsdale Unified School District was notified of this application. The district has responded stating that there are sufficient facilities to serve the area.

Open Space

The Dynamite Foothills Character Area Plan, Implementation Program, and the Environmentally Sensitive Lands ordinance state that slopes and sensitive natural features should be protected. The City's Stormwater Ordinance and Character Area Plan looks to restrict development in watercourses, flood plains and washes. The proposed NAOS plan shows the washes being protected, with smaller washes being crossed by the main road. NAOS is also proposed over the remaining smaller wash corridors. The provided drainage report did not identify washes that are large enough to qualify for protection as vista corridor easements.

The additional NAOS supports the request of the rezoning and will also support the future request of amended development standards through the preliminary plat process. Amended development standards will allow the applicant to reduce the minimum requirement for setback and lot size. The applicant states this will help create the building envelopes and additional tract NAOS, as identified on the project site plan.

Community Involvement

Property owners within 750 feet of the site have been notified and the site is posted with the required signage for the subject rezoning case. The applicant also hosted an open house meeting, on July 18, 2016, at the Living Water Lutheran Church (See Attachment 7).

Staff has not received any calls or e-mails regarding this application.

Policy Implications

The Dynamite Foothills Character Area Plan and Implementation Program recommends that existing allowable densities under current zoning and General Plan designations are appropriate for the subject properties. The request is to maintain the existing General Plan designations (Rural Neighborhoods and Natural Open Space) but not the current zoning densities. The proposed densities are in similar character with surrounding properties, and additional NAOS has been provided beyond Zoning Ordinance minimum requirements.

OTHER BOARDS AND COMMISSIONS

Planning Commission

Planning Commission heard this case on December 14, 2016 and recommended approval with a vote of 7-0.

Staff's Recommendation to Planning Commission

Staff recommended that the Planning Commission determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval per the attached stipulations.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 4296 approving a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL), to Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning on a +/-16.7-acre site located at the southeast corner of N. 132nd Street and E. Quail Track Road.

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

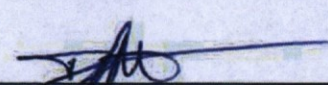
APPROVED BY



Jesus Murillo, Report Author

12-29-16

Date



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

1/3/2017

Date



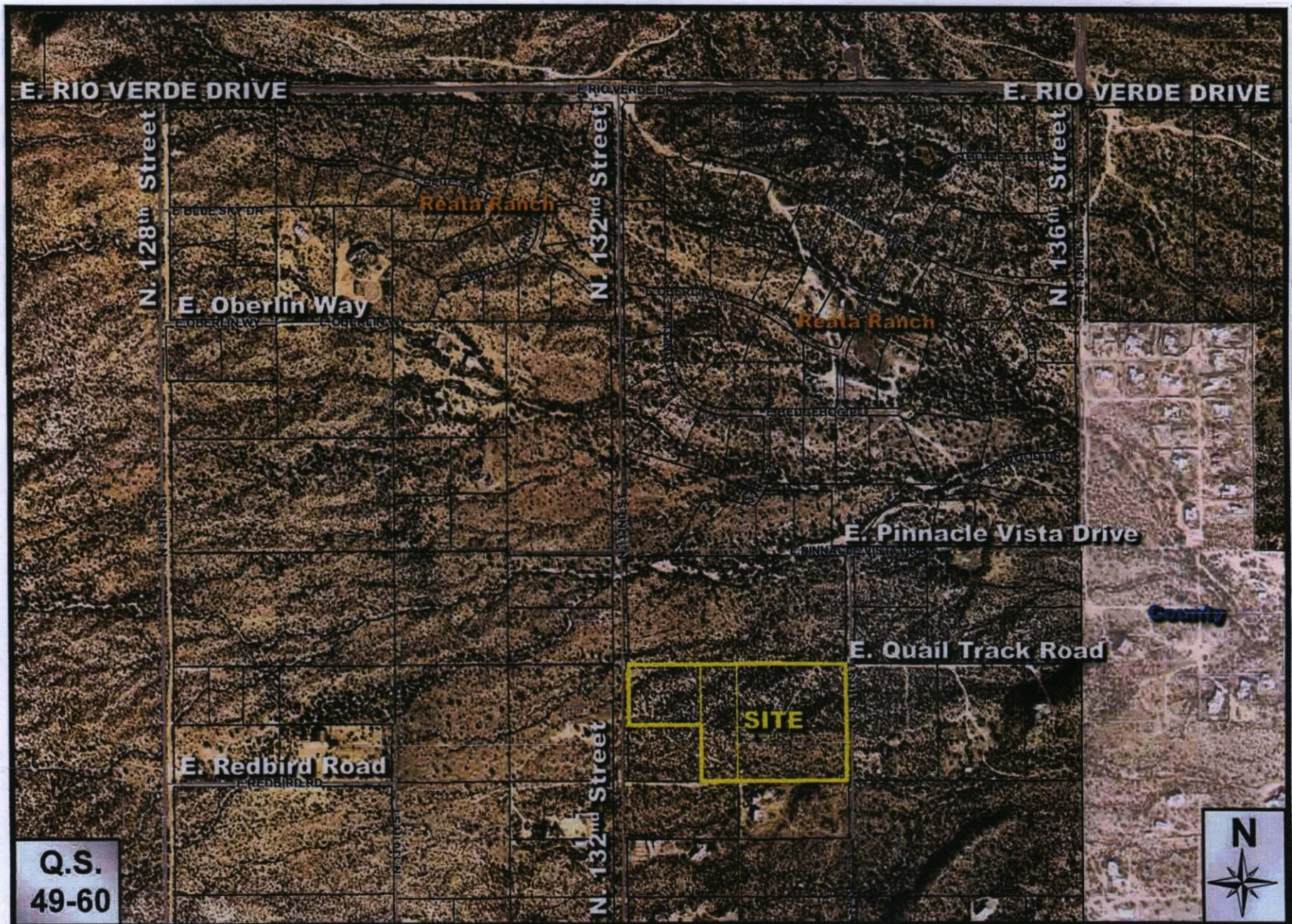
Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

1/5/17

Date

ATTACHMENTS

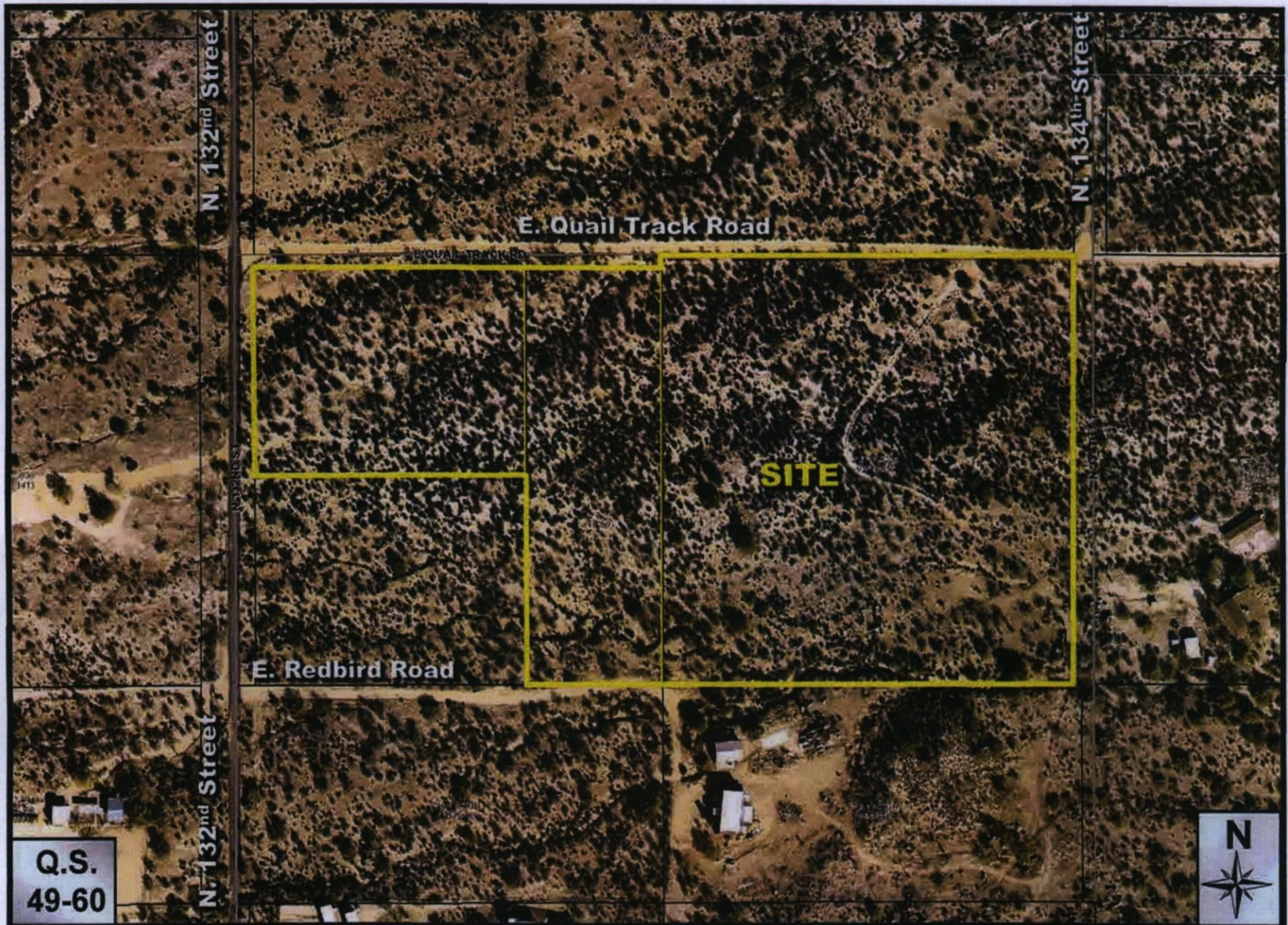
1. Context Aerial
- 1A. Aerial Close-Up
2. Ordinance No. 4296
 - Exhibit 1: Stipulations
 - Exhibit A to Exhibit 1: Site Plan
 - Exhibit B to Exhibit 1: Natural Area Open Space Plan
 - Exhibit C to Exhibit 1: Landscape Zones Plan
 - Exhibit 2: Zoning Map
3. Additional Information
4. Applicant's Narrative
5. General Plan Land Use Map
6. Existing Zoning Map
7. Citizen Involvement Report
8. City Notification Map
9. December 14, 2016 Planning Commission meeting minutes



Quail Crest Estates

ATTACHMENT #1

20-ZN-2016



Quail Crest Estates

ATTACHMENT #1A

20-ZN-2016

ORDINANCE NO. 4296

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. 20-ZN-2016 FROM SINGLE-FAMILY RESIDENTIAL, ENVIRONMENTALLY SENSITIVE LANDS (R1-130 ESL), TO SINGLE-FAMILY RESIDENTIAL, ENVIRONMENTALLY SENSITIVE LANDS (R1-70 ESL) ZONING ON A +/-16.7 ACRE SITE LOCATED AT THE SOUTHEAST CORNER OF N. 132ND STREET AND E. QUAIL TRACK ROAD.

WHEREAS, the Planning Commission held a hearing on December 14, 2016;

WHEREAS, the City Council held a hearing on January 24, 2017;

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. 20-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 +/-16.7 acre site located at the southeast corner of N. 132nd Street and E. Quail Track Road and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL), to Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning.

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 _____, 2017.

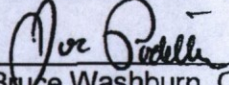
ATTEST:

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 #2

Stipulations for the Zoning Application:

Quail Crest Estates

Case Number: 20-ZN-2016

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

SITE DESIGN

1. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform with the conceptual site plan submitted by LVA Urban Design Studio and with the city staff date of 9-29-2016, attached as Exhibit A to Exhibit 1. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.

With the final plat submittal, the net lot area of proposed lots "9" and "8," shall be revised to 52,250 square feet, to provide excess square footage in NAOS tracts and to preserve wash located over these two proposed lots.

2. **CONFORMANCE TO NATURAL AREA OPEN SPACE (NAOS) PLAN.** Development shall conform with the Natural Area Open Space (NAOS) Plan, submitted by LVA Urban Design Studio and with the city staff date of 9-29-2016, attached as Exhibit B to Exhibit 1. The final plat shall provide **6.96 acres** of **NAOS**. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. **CONFORMANCE TO NATURAL AREA OPEN SPACE (NAOS) WIDTHS.** Development shall conform with the conceptual site plan, submitted by LVA Urban Design Studio and with the city staff date of 9-29-2016, attached as Exhibit A to Exhibit 1. The final plat shall provide a minimum 50-foot NAOS setback easement along the E. Quail Track Road frontage. The final plat shall provide a minimum 57-foot NAOS (construction envelope) setback easement along the southern boundary of the subject site. The final plat shall provide a minimum 45-foot NAOS setback easement along the N. 134th Street frontage.
4. **CONFORMANCE TO LANDSCAPE ZONES PLAN.** Development shall conform with the Landscape Zones Plan, submitted by LVA Urban Design Studio and with the city staff date of 9-29-2016, attached as Exhibit C to Exhibit 1. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
5. **CONFORMANCE TO CONSTRUCTION ENVELOPE PLAN.** Development shall conform with the Construction Envelope Plan, submitted by LVA Urban Design Studio and with the city staff date of 9-29-2016, attached as Exhibit A to Exhibit 1. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.

6. **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	Propose # of Units / Lots	Max # of Units / Lots
216-77-047, 216-77-049, and 216-77-022A	+/-16.7 acres	Indicate the Zoning District of the related parcel	0.53 du/ac	0.55 du/ac	9 lots	9 lots the related parcel

INFRASTRUCTURE AND DEDICATIONS

7. **CIRCULATION IMPROVEMENTS.** Prior to any permit issuance for the development project the owner shall make required dedications and prior to issuance of any Certificate of Occupancy for the development project the owner shall provide the required improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.

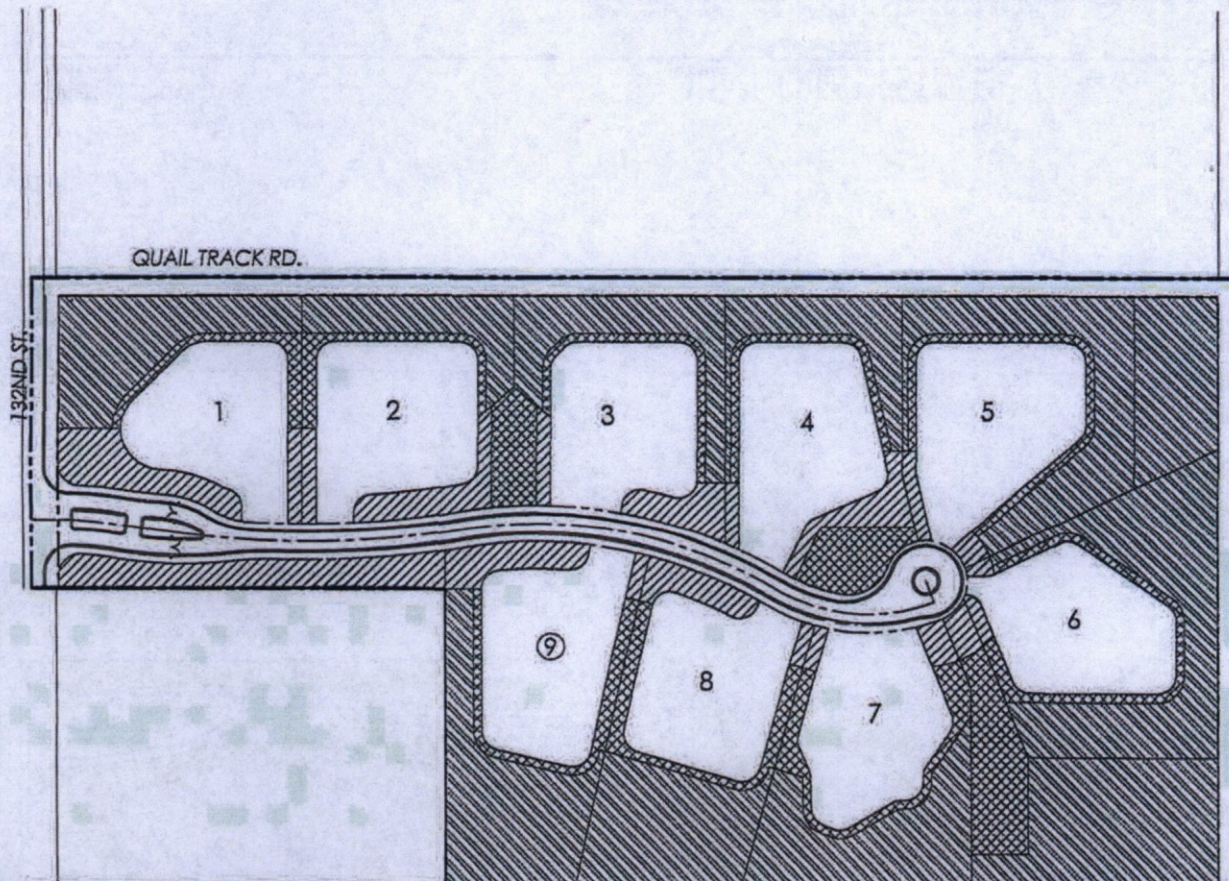
- a. **STREETS.** Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes and Requirements
N. 132 nd Street	Local Collector – Rural/ESL	30 feet half (existing)	Half Street construction including pavement and roll curb	a.1. and a.2.
E. Quail Track Road	Local residential – Rural/ESL	20-ft half-street	none	none
Street Name	Street Type	Dedications	Improvements	Notes and Requirements
N. 134 th Street	Local residential – Rural/ESL	N/A	none	none
Internal Streets	Local Residential Rural/ESL	40-ft Private Tract	Street construction including pavement, roll curb and shoulders	a.3, and a.4.

- a.1. All street improvements (curb, gutter, driveways, pavement, concrete, etc.) shall be constructed in accordance with the applicable City of Scottsdale's Supplements to the Maricopa Association of Governments (MAG) Uniform Standard

Specifications and Details for Public Works Construction, and Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction and the Design Standards and Policies Manual.

- a.2. Provide a paved connection from the subject site to E. Rio Verde Drive. The improvements must be minimum 22-foot-wide asphalt paved street with Maricopa edge.
 - a.3. The developer shall design and construct internal streets in general conformance with City of Scottsdale DS&PM Figure 5.3-19 with 20 feet drivable surface adjacent to the raised median. 6-foot wide shoulder along both sides of the street shall be provided.
 - a.4. One-way lanes adjacent to entry median must provide 20 feet of pavement width to meet Fire standards.
 - b. VEHICLE NON-ACCESS EASEMENT. Prior to issuance of any building permits for the development project, the owner shall dedicate a one foot wide Vehicular Non-Access Easement (VNAE) on E. Quail Track Road, N.132nd Street (except at the approved street entrance), and N. 134th Street.
8. BASIS OF DESIGN REPORT (WATER). In the required basis of design report, the owner shall address:
- a. With the preliminary plat, the Basis of Design Reports must demonstrate if any waterline extensions are necessary, or not, to provide service to this project, and those properties adjacent to it; report must be compliant with the guidelines of our Local Area Infrastructure Plan and DSPM Chapter 6 and 7, Sec. 6-1.200 and 7-1.200.
 - b. Water line extensions may be required along the property's N. 132nd Street and/or E. Quail Track Road frontages per SRC Sec. 49-219 and DSPM Sec. 6-1.400 B.
9. DESERT SCENIC ROADWAY SETBACKS LOCATION AND DEDICATION. The Desert Scenic Roadway setback width along N. 132nd Street shall be a minimum of 50 feet, measured from edge of ultimate right-of-way (after right-of-way abandonment). Unless otherwise approved by the Development Review Board, the Desert Scenic Roadway setback shall be left in a natural condition. The final plat shall show all Desert Scenic Roadway setback easements dedicated to the city.



LEGEND

- GROSS SITE BOUNDARY
- NET SITE BOUNDARY
- N.A.O.S. UNDISTURBED
- N.A.O.S. REVEGETATED
- ENHANCED DESERT OPEN SPACE

SLOPE ANALYSIS				
SLOPE CATEGORY	AREA (ACRES)	UPPER DESERT FACTOR	REQ. N.A.O.S. (ACRES)	
0%	2%	1.7	20%	0.42
2%	3%	4.1	20%	1.02
3%	10%	4.3	30%	2.20
10%	10%	2.3	40%	1.02
15%	20%	0.8	40%	0.34
20%	"	0.3	40%	0.15
TOTAL	15.40			5.17

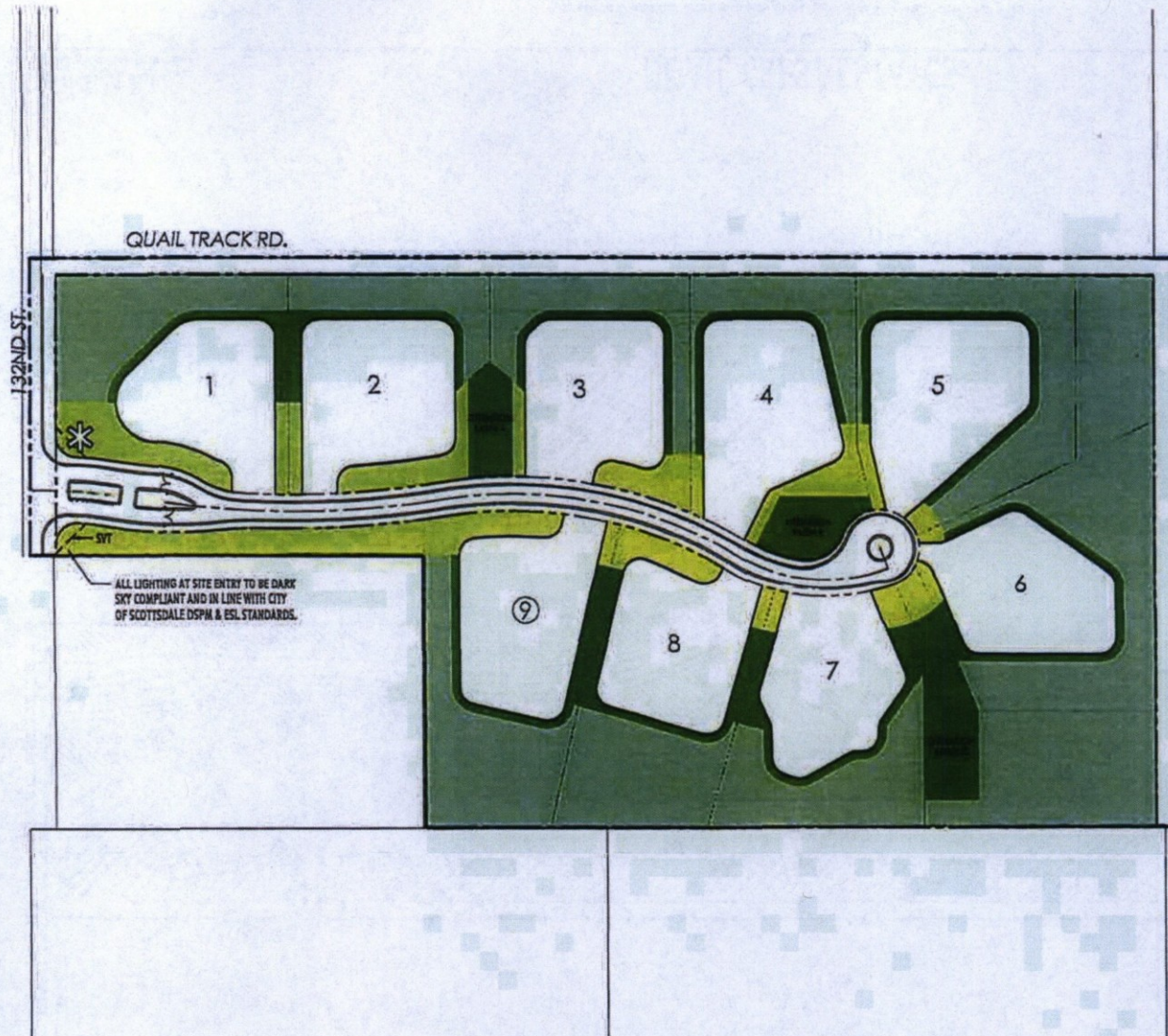
SITE DATA	
GROSS SITE AREA:	14.7 ACRES
NET SITE AREA:	15.4 ACRES

N.A.O.S. REQUIREMENTS	
N.A.O.S. REQ. PER SLOPE ANALYSIS:	5.17 AC.
MAX REQ. UNDISTURBED AREA (50%):	3.42 AC.
MAX REVEGETATED AREA (30%):	1.55 AC.

OPEN SPACE PROVIDED	
N.A.O.S. PROVIDED - TOTAL:	6.94 ACRES
N.A.O.S. PROVIDED - UNDISTURBED:	5.41 ACRES (78% OF N.A.O.S.)
N.A.O.S. PROVIDED - REVEGETATED:	1.53 ACRES (22% OF N.A.O.S.)
ENHANCED DESERT OPEN SPACE:	1.37 ACRES
TRACT N.A.O.S.:	1.41 ACRES (10% OF NET SITE)
TOTAL PROJECT OPEN SPACE:	8.36 ACRES (54% OF NET SITE)

QUAIL CREST ESTATES

CONCEPTUAL N.A.O.S. PLAN



LEGEND

- SITE BOUNDARY
- NET SITE BOUNDARY
- * ENTRY MONUMENT

ZONE A: NATURAL VEGETATION
The identified areas are intended to depict the undisturbed portion of the property which will remain in the current natural state.

ZONE B: ENHANCED PLANTING
Concentrated at the project entry and throughout the project's common areas, this zone will be irrigated and planted with nursery grown landscape plant material. Plant selections will be designed to complement the naturally occurring vegetation, but will be planted more densely. Salvaged plant material from onsite may be used in this zone.

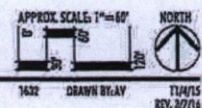
ZONE C: REVEGETATED NATIVE PLANTING
The identified areas will be revegetated to visually mitigate the disturbance caused by construction. The plant selection and density will be designed to appear similar to the Natural Vegetation Zone. Salvaged plant material from onsite may be used in this zone.

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL TO COMPLY WITH CITY OF SCOTTSDALE ESL PLANT LIST.
2. ALL DISTURBED AREAS TO BE TOP DRESSED WITH 'DESERT FLOOR' DECOMPOSED GRANITE TO MATCH COLOR AND SIZE OF ADJACENT INERT MATERIAL.
3. ALL BERMS TO HAVE MAXIMUM 4:1 SIDE SLOPES.
4. BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
5. TREES LOCATED IN MEDIANS AND NEAR ROUNDABOUTS SHALL IN BE CONFORMANCE WITH SECTION 201.901 OF THE DSDM.
6. PLANTS ARE TO BE INSTALLED IN DETENTION BASIN A, B, AND C PER DSDM SECTION 2-1.902.
7. SITE LIGHTING TO BE DARK SKY COMPLIANT AND IN LINE WITH CITY OF SCOTTSDALE DSDM & ESL STANDARDS.
8. NO STREETLIGHTS ARE PROPOSED INTERNAL TO THIS COMMUNITY.

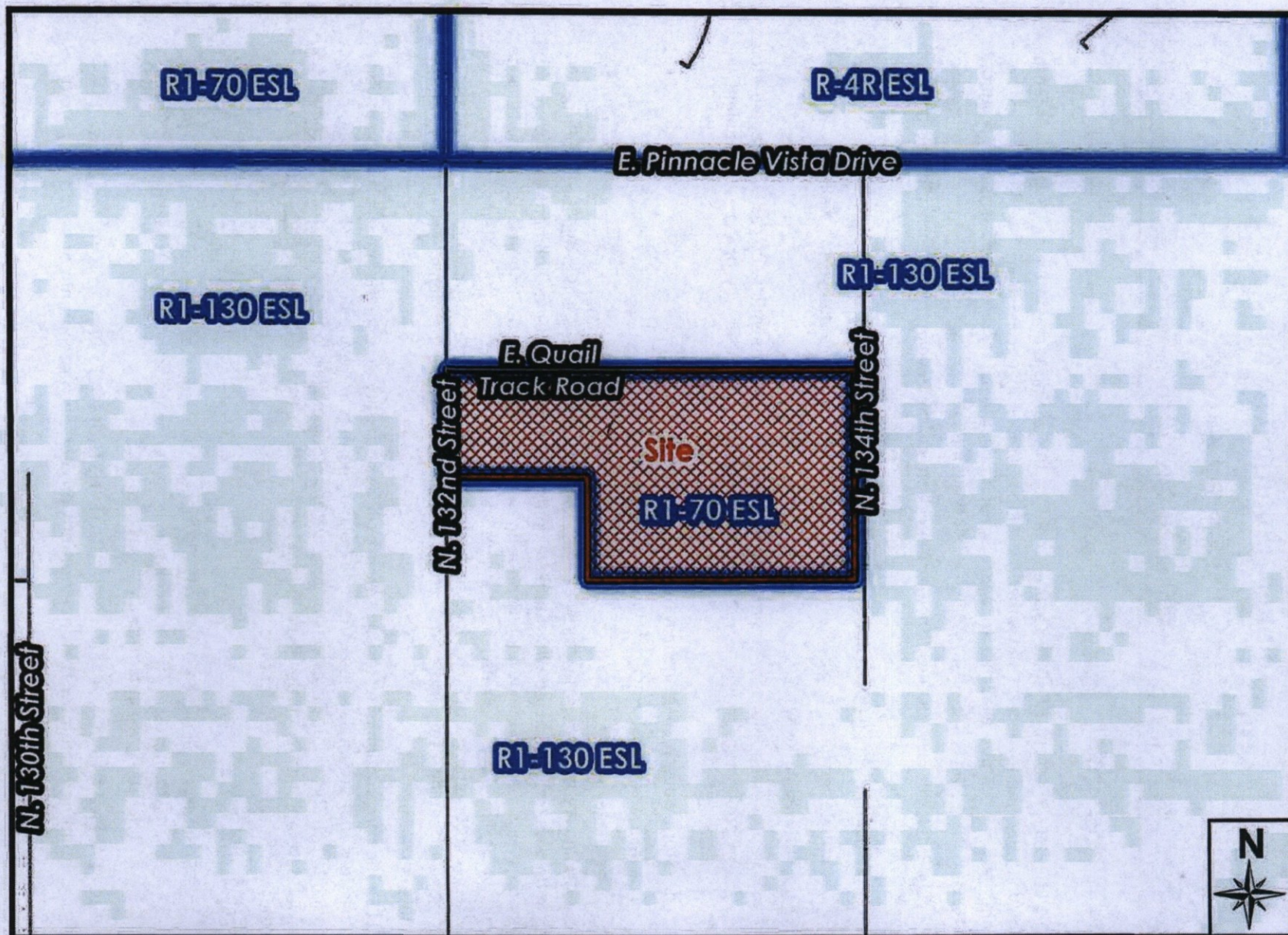
QUAIL CREST ESTATES

CONCEPTUAL LANDSCAPE ZONES PLAN



PRELIMINARY - NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © 2015 URBAN DESIGN STUDIO, LLC
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LVA Urban Design Studio, LLC 120 North 1st Avenue • Tempe, Arizona 85281 • 480.994.0994

20-ZN-2016
09/29/16



Quail Crest Estates

Ordinance No 4296
Exhibit 2
Page 1 of 1

20-ZN-2016

Additional Information for:

Quail Crest Estates

Case: 20-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. a plan indicating the treatment of washes and wash crossings,
 - b. wall design (including a retaining wall exhibit for development envelope walls) ,
 - c. buffered parkways,
 - d. improvement plans for common open space, walls, and amenities such as landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
 - e. stormwater management systems,
 - f. walls adjacent to NAOS tracts and corridors,
 - g. signage, and
3. **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.
4. **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.
5. **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.** Prior to issuance of any building permit for the development project, 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.

6. PRELIMINARY PLAT SUBMITTAL. With the preliminary plat submittal, identify the location of all site walls on the site plan. Provide limits of disturbance for all walls and retaining walls located adjacent to NAOS.
7. PRELIMINARY PLAT SUBMITTAL. Site walls shall be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest.
8. CONSTRUCTION COMPLETED. Prior to issuance of any BUILDING PERMIT for the development project, 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.

Quail Crest Estates

RE-ZONING APPLICATION

PROJECT NARRATIVE

283-PA-2016

20-ZN-2016

1ST SUBMITTAL: 07/20/16

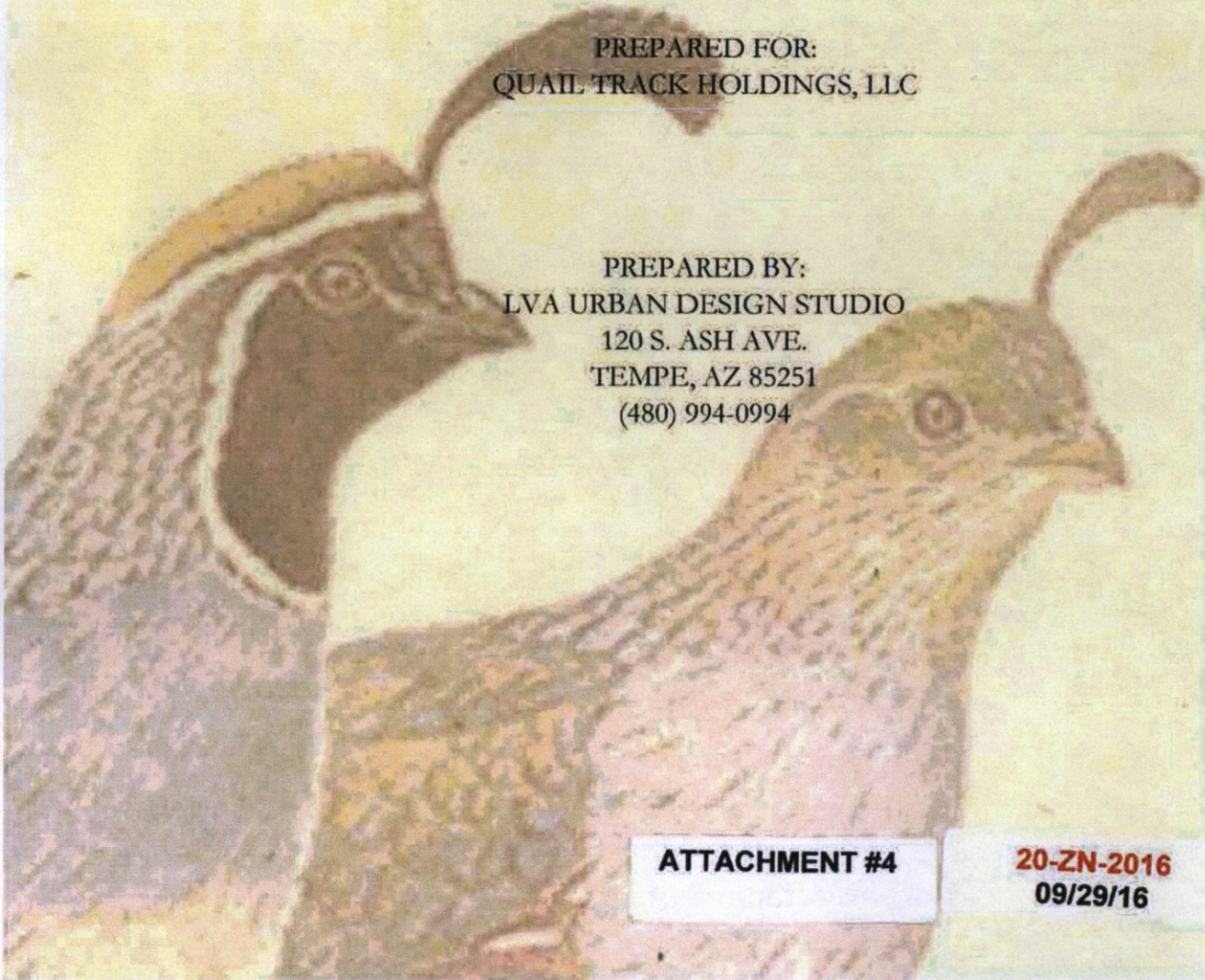
2nd SUBMITTAL: 09/29/16

PREPARED FOR:
QUAIL TRACK HOLDINGS, LLC

PREPARED BY:
LVA URBAN DESIGN STUDIO
120 S. ASH AVE.
TEMPE, AZ 85251
(480) 994-0994

ATTACHMENT #4

20-ZN-2016
09/29/16



Introduction

Quail Crest Estates is a proposed 9-lot community located in North Scottsdale just a few miles north of the McDowell Mountains. The site currently sits vacant much like the majority of the surrounding properties south of Rio Verde Dr. and the approved 220 acre master planned Reata Ranch Guest Ranch. Quail Crest Estates is planned to be an upscale neighborhood that takes advantage of north Scottsdale's continued growth, allowing future residents prime access to the outdoor recreation opportunities of the surrounding region. This narrative explores the proposed Quail Crest Estates community in relationship to Scottsdale General Plan, Dynamite Foothills Character Area Plan, Environmentally Sensitive Land Ordinance, and Scottsdale's Sensitive Design Principles.

Location

The 16.7 acre site is located at the southeast corner of 132nd Street and Quail Track Road in north Scottsdale. Three parcels (216-77-047, 216-77-049, and 216-77-022A) make up the proposed community. These parcels are currently vacant and in their natural desert condition. The surrounding adjacent uses are as follows:

- North – Vacant desert
- East – Private Residence
- South – Private Residence and vacant desert
- West – Vacant desert

Existing Conditions

Washes/drainage

Natural desert washes cross the proposed site providing both drainage and wildlife corridors. Two prominent washes have been preserved and enhanced in the current site plan and will continue to route runoff and storm water while offering unique views and beautiful open space areas adjacent to the proposed residences.

Boulders

The Quail Crest Estates site includes a variety of natural boulder groupings throughout the property. Proposed development envelopes have been strategically placed to allow future residents the ability to enjoy these natural features. While the majority of these boulders will be preserved, none meet the "Boulder Feature" criteria as defined in the ESL Ordinance. In the few cases where small boulders are located within a development envelope, they will be encouraged to be preserved and/or used in the common community landscaping.



Requests

Rezoning

This proposed rezoning request from R1-130 ESL to R1-70 ESL will modify the existing density from .31 du/ac (5 lots) to .55 du/ac (9 lots), which is well below the allowed 1 du/ac (17 lots) allowed by the existing Rural Neighborhoods General Plan designation. Furthermore, the requests will fit in with the existing patterns of R1-70 ESL in the surrounding area as well as the 220 acre R-4R residential resort masterplan to the north at a density of 1.5 du/ac.

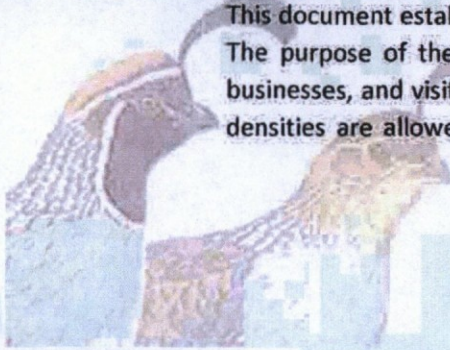
Amended Development Standards

The Proposed rezoning request is accompanied with a request for amended development standards (ADS) subject to approval. These ADS will ultimately need to be submitted and approved as part of a subsequent preliminary plat and Development Review Board (DRB) Hearing. Within the proposed R1-70 ESL zoning category, the applicant proposes to abide by the criteria for amended development standards as stated in Section 6.1083 of the ESL Zoning Ordinance. The proposed development plan justifies the amended development standards by protecting and preserving the most sensitive natural environmental features located on this Site. In addition, while the ESL ordinance only requires us to provide 33% of the site area as NAOS, the proposed site plan provides over 50% of the site as open space with 45% of that being dedicated NAOS. A lot of this additional area will be provided in tract areas as preferred by City Staff.

The amended standards will allow for setback reductions to accommodate proper placement around sensitive areas. These areas include existing wash corridors, prominent boulder formations, high natural slope areas and native vegetation. In compliance with the amended development standards, the lot areas will be reduced and development envelopes will be established in order to maximize open space throughout the community. In addition, all site, lot and retaining walls will comply with the DSPM, Zoning ordinance and/or as approved by Staff. Specific wall locations and details will be provided with subsequent submittals for City review. In keeping with the guidelines and policies of the City, no walls be constructed around the perimeter of the community in order to keep large meaningful open spaces. To encourage this sensitivity to site conditions and provide flexibility in site planning, these development standards may be amended, subject to DRB approval upon finding that the amended development standards achieve the purposes of the Environmentally Sensitive Lands ordinance as stated herein.

Conformance to the General Plan

The City of Scottsdale has outlined their vision for future on Scottsdale in the 2001 General Plan. This document establishes the long term vision and guides the physical development in the City. The purpose of the plan is to encourage a high-quality, attractive community for residents, businesses, and visitors alike. The General Plan also establishes a rough guide to what housing densities are allowed throughout the City. The 2001 Scottsdale General Plan designates the



Subject Site as "Rural Neighborhoods", a designation that allows up to one (1) dwelling unit per acre. The proposed site plan is in conformance with this designation and therefore no General Plan amendment is being requested as a part of this submittal.

The development team understands the importance of the 2001 Scottsdale General Plan as a guiding document. The site plan has been designed with the following 2001 General Plan principles, elements and goals in mind and seeks to conform to each of them where feasible.

Scottsdale General Plan

Scottsdale's unique community values and vision are incorporated in the proposed development by enhancing neighborhoods and communities, integrating the southwestern and desert character, and promoting quality of life through livability at Quail Crest Estates and the surrounding area.

SCOTTSDALE'S SIX GUIDING PRINCIPLES

Quail Crest Estates acknowledges and supports the six "guiding principles" of Scottsdale's General Plan listed below, and recognizes their importance in Scottsdale development.

- 1) **Preserve meaningful Open Space**
- 2) **Enhance Neighborhoods**
- 3) **Seek Sustainability**
- 4) **Support Economic Vitality**
- 5) **Advance Transportation**
- 6) **Value Scottsdale's Unique Lifestyle and Character**

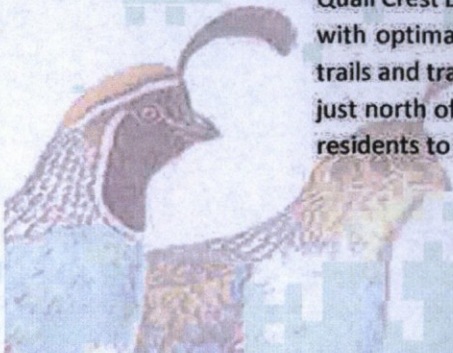
Approval of Quail Crest Estates rezoning, with the proposed amended development standards, will fulfill the guiding principles in the following ways:

1) **Preserve Meaningful Open Space**

The McDowell Sonoran Preserve, located within a mile to the north, west, and south of the proposed development, is a prime example of the City's effort and commitment to preserving open space, which will directly benefit the community through the recreational opportunities it provides. Quail Crest Estates looks to continue the commitment Scottsdale has made to open space, through the proposal to incorporate generous buffers, preserve existing desert landscaping, and provide over 50% open space within the site.

2) **Enhance Neighborhoods**

Quail Crest Estates follows north Scottsdale's neighborhood model of unique desert living with optimal recreational opportunities. Residents will be living amongst surrounding trails and trailheads while maintaining access to urban essentials. Reata Ranch is located just north of the neighborhood and will act as a complimenting community, allowing for residents to extend and build relationships.



3) Seek Sustainability

Scottsdale's commitment to sustainability is highlighted in Quail Crest Estates's low density, low impact proposal which utilizes the natural desert landscaping and emphasizes low water-use vegetation.

4) Support Economic Vitality

With the development of Quail Crest Estates and several other communities including Reata Ranch, the local economy will continue to grow and thrive. An increase in residents will strengthen the economy through increased sales, essentially sustaining local business owners in the community. The increasing demand will also allow for residents to explore new business and entrepreneurial opportunities.

5) Advance Transportation

Scottsdale's land patterns and emphasis on transportation routes will continue to be supported through this development. Quail Crest Estates will utilize and improve existing infrastructure for 132nd Street.

6) Values Scottsdale's Unique Lifestyle and Character

Scottsdale's irreplaceable desert character and unmatched lifestyle is seen as a building block for the Quail Crest Estates community. Residents will enjoy exceptional views, take advantage of nearby trails/outdoor space, and indulge in nearby fine dining and shopping experiences. This community encourages a lifestyle that Scottsdale residents appreciate and enjoy.

SCOTTSDALE'S TWELVE PLAN ELEMENTS

The Scottsdale General Plan includes twelve plan elements that relate to the six guiding principles. Quail Crest Estates recognizes these elements, listed below, and intends to meet and exceed these guidelines.

- I. Character and Design Element
- II. Land Use Element
- III. Economic Vitality Element
- IV. Community Involvement Element
- V. Housing Element
- VI. Neighborhoods Element
- VII. Open Space and Recreation Element
- VIII. Preservation & Environmental Planning Element
- IX. Cost Development Element
- X. Growth Areas Element
- XI. Public Services and Facilities Element
- XII. Community Mobility Element



Approval of Quail Crest Estates Rezoning, with the proposed amended the development standards, will fulfill the plan elements and their associated goals in the following ways:

I. Character and Design Element

"Appropriate development in Scottsdale will strike a balance that respects the natural desert settings, historically significant sites and structure and the surrounding neighborhood context, with the objectives and needs of future generations."

Quail Crest Estates is able to encompass the natural desert setting in development materials and architecture. The McDowell Sonoran Preserve serves as a focal point for the neighborhood incorporating views, access, and character. Future generations will benefit from the homes and area for years to come.

Character and Design Element Goals:

1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

Response: This area of North Scottsdale is known for large-lot homes, consistent with the surrounding R1-130 and R1-70 zoning, and its natural desert setting. With lot sizes ranging from 52,250 to 68,000 square feet, in addition to large perimeter buffers from neighboring properties and over half the site being open space, the proposed site plan is an appropriate and sensitive addition to the surrounding community.

2. Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community. (The City Charter excludes review of detached single family residential)

Response: Quail Crest Estates is a community that respects and enhances the unique climate, topography, vegetation and context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that will help sustain the quality of life of its future residents. If approved, a subsequent development review process will be required to ensure a safe, attractive, and context compatible development.

3. Identify Scottsdale's historic, archaeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.

Response: The archaeological Survey completed with this application did not identify any historic, archaeological, or cultural resources on the Site. Should any be found, steps will be taken to ensure their preservation and conservation.

4. Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.

Response: Quail Crest Estates intends to provide a 50' Desert Scenic Roadway Buffer along 132nd St. in an effort to allow for a larger landscaped area that will minimize the impact of the road adjacent to the neighborhood.



5. Build upon the significant role the arts have played in shaping our community's image and lifestyle by maximizing the potential of public art to enrich the daily lives of people that live in or visit Scottsdale.

Response: Quail Crest Estates intends to celebrate the dominant life style and character of the surrounding area by using site appropriate materials and monumentation to shape this communities Sonoran Desert image.

6. Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

Response: Nature is the world's greatest landscaper. Recognizing this, the majority of the Site will remain in its natural state. Key areas at the entrance and along the central roadway will be landscaped to enhance the natural desert palette and establish a sense of arrival while enforcing the community character. Landscaping and hardscape elements will be designed to complement existing native vegetation.

7. Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.

Response: North Scottsdale is known for its star-filled night skies. All outdoor lighting selected for this Site will be consistent with the Environmentally Sensitive Lands Ordinance and "dark sky compliant" in order to ensure that nighttime views remain unobstructed.

II. Land Use Element

"Scottsdale will ensure a variety of living, working, and leisure opportunities through different land uses, vital neighborhoods, thriving business and tourism communities, and open spaces for people to recreate, reflect, and enjoy."

Residents will benefit from the relaxed Quail Crest Estates atmosphere. The outdoor enthusiasts will appreciate the natural desert setting and recreational opportunities. All ages will be able to enjoy and reflect within this unique neighborhood full of beautiful open spaces.

Land Use Element Goals:

1. Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.

Response: Quail Crest Estates looks to strengthen the identity of Scottsdale by providing a community, consistent with the existing Rural Neighborhoods Land Use, which contributes to the character of the surrounding area and helps define Scottsdale's sense of place within the region.

2. Coordinate land uses affecting regional networks (mobility, economic, and open space) with adjacent jurisdictions to maintain the integrity and efficiency of each network.



Response: Quail Crest Estates will utilize and improve existing circulation networks within North Scottsdale and is sensitive to nearby open space systems, storm water drainage, and sensitive wildlife habitat and migration routes.

3. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

Response: In an area surrounded by residential uses, the proposed large perimeter buffers, which separate each proposed Quail Crest Estates residence from neighboring properties, will serve as transition areas between existing and proposed development and will help maintain the low-intensity feel found in this area of Scottsdale.

4. Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

Response: Plentiful opportunities for outdoor recreation and leisure exist in this area of Scottsdale. Adding more housing opportunities to this area, within the planned General Plan density, will allow future residents to take advantage of these benefits found within the McDowell Sonoran Preserve and the surrounding recreation areas.

5. Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

Response: While the automobile remains the primary mobility method for residents of North Scottsdale, Quail Crest Estates convenient proximity to a significant amount of trails and bikeways will allow for an alternative to access the region's surrounding amenities.

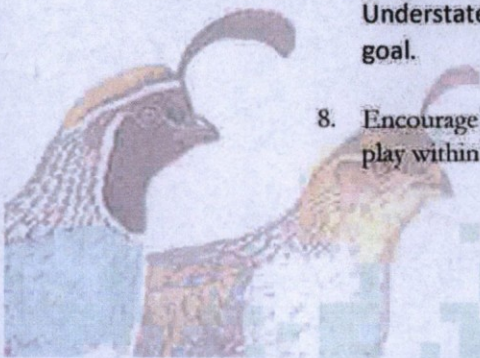
6. Promote land use patterns that conserve resources, such as land, clean air, water, and energy, and serve all people, within the community.

Response: The proposed residential subdivision is consistent with the land use pattern in this area and, with over half the site being open space, will ensure that quality natural resources will be preserved within the community. In addition, utilizing City infrastructure will allow the proposed 9-lot community to have a minimal impact.

7. Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

Response: Open space buffers between new residences and neighboring properties will help the proposed community blend into the existing neighborhood. Understated entry gates and community monumentation further contribute to this goal.

8. Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.



Response: The proposed residential subdivision is consistent with the land use pattern in this area. Lots within the proposed community all front onto a single cul-de-sac meandering down the center of the Site. With just 9 lots comprising this development, the proposed site plan is intended to create a sense of community among the residents.

9. Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.

Response: While this proposal will remain within its existing residential land use, it is intended that this development will invigorate the area while also respecting the character of adjacent neighborhoods.

III. Economic Vitality Element

"The competing needs of residents and businesses will be balanced so neighborhoods are protected and enhanced while business districts are competitive and attractive."

The location of Quail Crest Estates will help support the nearby business districts by providing cliental and potential staff. North Scottsdale has shown economic growth, and will continue to grow through this proposed neighborhood.

Economic Vitality Element Goals:

1. Sustain and strengthen Scottsdale's position as a premier international and national tourism destination and resort community.

Response: The design for this community will preserve Scottsdale's natural, social, and cultural environments and will maintain the level of quality that Scottsdale residents and visitors have come to expect.

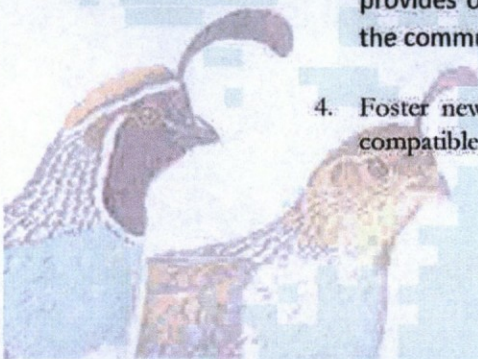
2. Encourage and maintain a high level of diverse, quality retail and entertainment activity in Scottsdale that supports the needs of Scottsdale's residents and visitors.

Response: This community and others like it, including Reata Ranch, will provide housing for residents who will patronize the diverse, quality retail and entertainment in Scottsdale.

3. Encourage and support a diversity of businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.

Response: Quail Crest Estates offers another housing option for residents who wish to live in this area and patronize area businesses. Increased residential density provides opportunities for expanded commercial and business activity throughout the community.

4. Foster new and existing economic activities and employment opportunities that are compatible with Scottsdale's lifestyle.



Response: This community serves as an opportunity to expand Scottsdale's economic base in harmony with the population and supporting the built and natural environment.

5. Locate and integrate non-residential development to improve access and visibility and to protect the integrity of neighborhoods.

Response: Scottsdale's commercial districts are general clustered where there is ease of access and close proximity to customers. As such, Quail Crest Estates is well-buffered from the effects of commercial centers.

6. Maintain and develop partnerships that will support and promote quality employment and business opportunities.

Response: Additional quality housing stock can help enhance the City's presence and position in attracting quality and innovative business opportunities.

7. Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.

Response: This proposed community would represent the renovation and reuse of an underutilized and vacant parcel within the city.

IV. Community Involvement Element

"Scottsdale will be a community where constructive dialogue involving individuals, the business community, organizations, institutions, and government is the cornerstone of successful planning, decision making, and community building." Scottsdale Regional Plan, Vision Statement, 2015.

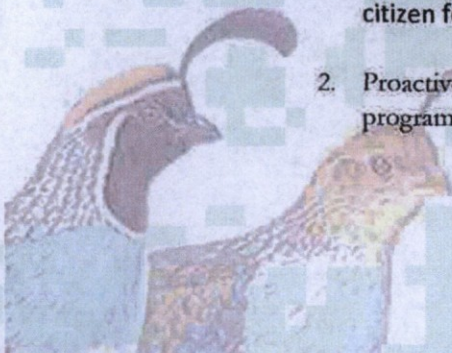
Quail Crest Estates' proposed development trends with the growth in north Scottsdale. As the Phoenix Metropolitan area expresses continued interest to live, recreate, and work in this made north Scottsdale the unique community it is today.

Community Involvement Element Goals:

1. Seek early and ongoing involvement in project/policy-making discussions.

Response: The project team is committed to working with the surrounding community to create a mutually beneficial community which fits seamlessly into the area context. They understand that a key component of this is communication and have been in conversation with surrounding property owners since the early stages of this project. The development team has taken responsibility for posting the site, hosting neighborhood meetings, being available for comment, and responding to citizen feedback in a prompt, professional manner.

2. Proactively seek community-wide representation on issues through vigorous outreach programs that engage citizens who are not typically involved.



Response: A notification letter was mailed to all property owners within seven hundred and fifty (750) feet of the site. Additionally, the owner has spent time at the site personally talking with surrounding neighbors about the proposed project.

3. Publish and process city issues in a manner that is relevant to citizens' daily lives and personal and professional interests.

Response: A Citizen and Neighborhood Involvement Report has been included with this application.

4. Accept and respond to new ways of communicating and new technologies.

Response: Neighbors have been encouraged to contact the development team in person at meetings as well as by phone and email.

5. Make available facts and information about community issues to increase understanding and insight into the complexity of challenges that affect the community.

Response: Both the notification and neighborhood meeting associated with this project were designed to increase understanding and insight into the project and the community.

6. Foster community partnerships, community catalysts, and community networks as a means of sharing information and responsibilities and working on collaborative solutions.

Response: The development team understands that they play a key role in facilitating responsible civil dialogue regarding the proposed community.

V. Housing Element

"Our vision is to incrementally, but steadfastly expand housing opportunities for current and future citizens." Scottsdale Regional Plan, Vision Statement, 2015.

Quail Crest Estates will create large lot housing opportunities providing variety in the expanding housing market.

Housing Element Goals:

1. Preserve the quality of existing dwellings and neighborhoods so that people will find our community a healthy, safe and attractive place to call home today and into the future.

Response: An HOA will be formed as a part of this community to ensure ongoing property maintenance to sustain neighborhood vitality, value, and overall sense of community pride into the future.

2. Seek a variety of housing options that blend with the character of the surrounding community.

Response: Quail Crest Estates will maintain Scottsdale's quality-driven development standards for new housing and will feature physical design, building structure, and lot layout relationships between existing and new construction to help the new development complement the surrounding neighborhood.



3. Seek a variety of housing options that meet the socioeconomic needs of people who live and work here.

Response: Promoting energy efficiency through housing and landscape design will contribute to a long-term reduction in housing costs and will serve as a benefit to our environment.

4. Encourage housing development that provides for “live, work, and play” relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.

Response: This new housing will help serve Scottsdale’s employment base and responds to the demographics and economics of the city.

5. Encourage the investment of resources and use of existing and future tools to promote the revitalization of Scottsdale’s older neighborhoods and adaptation of dated housing stock.

Response: The Quail Crest Estates development will provide investment in the existing 132nd Street infrastructure. Not only will the community complete the 132nd Street half street directly adjacent to the community, they will provide twenty two (22) feet of pavement connecting up to Reata Ranch’s improvements. This will be a benefit to the entire surrounding neighborhood.

6. Encourage the increased availability and integration of a variety of housing that supports flexibility, mobility, independent living, and services for all age groups and those with special needs.

Response: Homes within Quail Crest Estates will be available to all people. Single-story floor plans make them especially attractive to the elderly, families with young children, and those with special needs.

VI. Neighborhood Element

“... making sure that changes in neighborhoods harmonize with the existing character, by enhancing neighborhoods’ defining features, and ensuring their longterm attractiveness and economic integrity, we can create and/or enhance the unique character and special qualities of each neighborhood.” Scottsdale Regional Plan, Vision Statement, 2015.

Quail Crest Estates homes will be high quality, and will be encouraged to blend within the native surroundings. The homes will showcase the existing views and encompass the desert palate inside and out. The Sonoran Desert influence and lifestyle will work as a backbone to the community design.

Neighborhood Element Goals:

1. Enhance and protect diverse neighborhoods so they are safe and well maintained.

Response: Quail Crest Estates increases the number of housing options within the part of Scottsdale. Residents will be able to take advantage of nearby recreation facilities and will enjoy the preserved natural areas within the community.



2. Use redevelopment and revitalization efforts to provide for the longterm stability of Scottsdale's mature residential and commercial neighborhoods.

Response: Development of this parcel is sensitive to the existing neighborhood and seeks to sustain Scottsdale's quality of life through the aesthetics of its build environment.

3. Sustain the long-term economic well-being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.

Response: Development of this site will positively impact the visual and aesthetic impressions that tourists, citizens, and businesses have of the overall city. Adding to the quality impression people have of the city will help encourage economic investment within the community.

4. Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.

Response: Quail Crest Estates have been designed to respond to the goals laid out within the Dynamite Foothills Character Area Plan to help recognize, preserve, and enhance this unique and diverse Scottsdale neighborhood.

5. Promote and encourage context-appropriate new development in established areas of the community.

Response: This site was selected for development because it is within an established area of the city with access to existing or planned roadway and utility infrastructure.

VII. Open Space and Recreation Element

"Even in built-up areas, a network of parks, scenic corridors, paths, and trails will provide access to nature and urban open spaces, providing recreation opportunities, ecological benefits, and a source of beauty for residents."

Quail Crest Estates is surrounded by existing trails allowing pedestrian access to natural ecological beauty. The nine lot community, just a few miles north of the McDowell Sonoran Preserve will utilize the recreation opportunities provided by the Tom Thumb trailhead while promoting scenic corridors that take advantage of the 360 degree views.

Open Space and Recreation Element Goals:

1. Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.
 - Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access with preservation.

Response: Located in North Scottsdale, the Site has beautiful views toward the McDowell Mountains to the south, Troon Mountain to the west, the Tonto



National Forest to the north, and Four Peaks to the east. The home sites have been positioned to make the most of these views.

- Promote creative residential and commercial development techniques consistent with the Character Plan for an area, to further preserve meaningful and accessible open space.

Response: Lots within this community utilize development envelopes to prescribe where disturbance is allowed to occur, which ultimately allows over half the site to be proposed as open space. Some disturbance is inevitable within any housing development, but by carefully laying out construction envelopes it can be contained to the least sensitive areas of the site.

- Apply a Desert Scenic Roadway designation along the one mile and a half mile streets within the Environmentally Sensitive Lands Ordinance (ESLO) district that are not classified as scenic Corridors or Buffered Roadways to maintain and enhance open space along roadways in ESL areas.

Response: Desert Scenic Roadways are intended to preserve views and native vegetation. Per Desert Scenic Roadway guidelines, a 50' offset from the 132nd Street right of way will be preserved as a combination of enhanced and natural area open space. This area will be dedicated within an easement to ensure that it is protected for generations to come.

- Promote project designs that are responsive to the natural environment, people's needs, site conditions, and indigenous architectural approaches to provide unique character for the city.

Response: The building architecture, landscape theme, and site design proposed for Quail Crest Estates are designed to work in concert to establish a distinctive community that takes cues from the abundant natural surroundings. Quality materials and site planning will ensure this community is "uniquely Scottsdale" in its execution.

- Continue to work with developers in designing land use plans that respect the topography, view corridors, wildlife corridors, and open space that exists. Where possible, enhance existing viewsheds as areas are developed and redeveloped.

Response: Two significant washes bisect the Site. One cuts across the northwest corner and the other travels along the south boundary of the Site. Care has been taken to respect and avoid these drainage corridors as they are essential NAOS areas and serve as corridors for wildlife traversing the Site. In order to preserve viewsheds for neighboring residents' homes on this Site will be confined to one-story in height and will be significantly buffered from the property boundaries. These buffers maintains native vegetation, preserves wildlife corridors, and establishes a sense of desert openness within the area.



2. Manage a comprehensive open space program that is responsive to public need, delivers high quality customer service, and exemplifies the city's commitment to leadership in environmental affairs.

Response: This community has been designed in conformance with Scottsdale's Environmentally Sensitive Lands (ESL) Ordinance. This ordinance identifies how much open space to provide and where to place it to preserve the site's most sensitive features. Conformance to this guiding document preserves natural desert open space and contributes to the land use patterns that make Scottsdale unique and desirable.

3. Acquire and develop open space identified (by the City Council) as high priority through land dedication or purchase.

Response: As a commitment to preserving Scottsdale's Sonoran Desert, the development team has agreed to preserve over fifty percent of the Site as open space. Care has been taken to preserve the Site's most sensitive features including large washes, native vegetation, and boulder features.

4. Encourage and cooperate with other governmental agencies to preserve and protect regional open space and to acquire, develop, maintain and operate regional facilities that are available to people who live, work or visit the city of Scottsdale.

Response: This project benefits from the City's efforts to preserve large swaths of open space within the McDowell Mountain Regional Park and the Tonto National Forest.

5. Improve the quality of life for all Scottsdale residents by ensuring a wide range of recreational facilities and services.

Response: By providing additional housing in close proximity to Scottsdale's trails and recreation areas, more people have the opportunity to get out and explore these natural features.

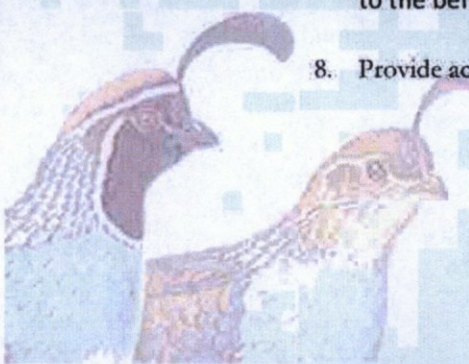
6. Cooperate with and support the school districts that serve Scottsdale to be able to continue access to school sites and facilities for suitable, safe, and consistent recreational use and enjoyment.

Response: The Site is located within the Cave Creek Unified School District. Additional residents and potentially school-aged kids will be an asset to the school district.

7. Provide attractive, well-maintained community recreational and park facilities that serve the entire community.

Response: A fifty (50) foot wide Desert Scenic Roadway Buffer will be provided along the length of the Site's 132nd Street frontage which will serve as beautiful natural area to the benefit of the entire community.

8. Provide access to educational, recreational, and cultural services for all residents.



Response: The proposed community is located within close proximity to a variety of recreational and cultural services within Scottsdale. Residents will appreciate having access to these resources.

VIII. Preservation & Environmental Planning Element

"Scottsdale is a community that embraces conservation and preservation of the environment. Because of its rich history and legacy of long-range thinking, it has a particularly handsome endowment to protect and retain."

Quail Crest Estates will be a community that offers future residents and visitors a healthy, safe, clean and sustainable environment while being conscious of maintaining scenic views, ensuring protected habitats for wildlife and desert plants, protecting resources and utilizing its location for passive and active outdoor recreational opportunities.

Preservation and Environmental Planning Element Goals:

1. Acquire the land within the Recommended Study Boundary of the McDowell Sonoran Preserve to create an integrated desert open space system linking open spaces in Scottsdale with open spaces adjacent to Scottsdale.

Response: The large open space buffers dedicated around the perimeter of the Site will serve as wildlife corridors linking to surrounding natural spaces.

2. Enhance the quality of life in Scottsdale by safeguarding the natural environment.

Response: Over fifty percent of the Site will be preserved as open space. The development team believes that actively preserving that natural desert will enhance the quality of life of future residents.

3. Achieve a sustainable balance between the conservation, use and development of Scottsdale's natural resources.

Response: Preserving over fifty percent of the Site as open space retains Scottsdale's image and heritage of the Sonoran Desert while allowing for sustainable development.

4. Reduce energy consumption and promote energy conservation.

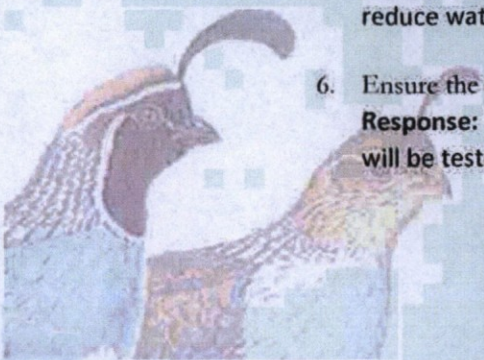
Response: Landscaping and building techniques will be cognizant of energy consumption and will seek ways to promote energy conservation to protect the natural environment and reduce maintenance and utility costs into the future.

5. Conserve water and encourage the reuse of wastewater.

Response: Low water-use plants and natural desert landscaping will contribute to reduce water needs throughout the Site.

6. Ensure the quality of our groundwater and surface water supplies.

Response: This development will utilize Scottsdale's municipal water supply which will be tested to ensure that it meets or exceeds Federal drinking water standards.



7. Promote local and regional efforts to improve air quality.
Response: By utilizing existing roadways the proposed community will be sensitive to its environmental impacts. Currently 132nd Street is a rural road. Paving this roadway will create less dust and ultimately improve the air quality.
8. Maximize resource recovery and reuse, and promote recycling and promote the use of recycled, recyclable, and renewable materials.
Response: The internal street network has been designed to accommodate both trash and recycling trucks.
9. Protect and conserve native plants as a significant natural and visual resource.
Response: A native plant inventory will be completed for this site and all viable native plants will be preserved. Preserving these established plants will help the neighborhood feel mature from the beginning.
10. Encourage environmentally sound "green building" alternatives that support sustainable desert living.
Response: Quail Crest Estates is committed to protecting and enhancing the natural elements of the development site.

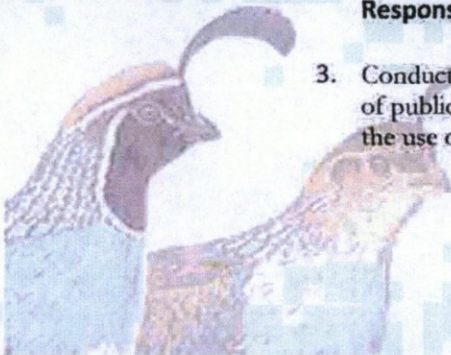
IX. Cost of Development Element

"... ongoing interest and participation of the people of the community in assuring that the quality, attractiveness and livability of their neighborhoods are maintained and enhanced."

The close vicinity to outdoor recreation enhances the livability and quality of life at Quail Crest Estates, which is centered on the notion that residents can engage in an active lifestyle with limited to no travel. With the surrounding attractiveness and quality of life provided by the McDowell Sonoran Preserve it is assured that this lifestyle can be maintained.

Cost of Development Element Goals:

1. Present quick tabular and graphic analyses and reviews to city elective and appointive bodies and the general public by using fiscal impact modeling.
Response: N/A
2. Assign a staff liaison from each city department to participate, on an as-needed basis, with the primary management team of a fiscal impact model.
Response: N/A
3. Conduct city department evaluation, planning, and budgeting for existing and future levels of public service operations and the development of infrastructure and capital facilities by the use of fiscal impact modeling.



Response: N/A

X. Growth Areas Element

"The many diverse neighborhoods and lifestyles that comprise the unique fabric and character of Scottsdale will be protected and enhanced, and a sense of community, shared among residents across the city, will be both obvious and admired."

Quail Crest Estates will enhance the existing area and will provide uniqueness from bordering neighborhoods by incorporating restricted development envelopes helping to ensure that over 50% of the site will be preserved as open space while creating a sense of community centered on the natural desert.

Growth Areas Element Goals:

1. Direct and sustain growth and expansion in areas of the city that can support a concentration of a variety of uses and are particularly suitable for multimodal transportation and infrastructure expansion and improvements.

Response: Improving 132nd Street's infrastructure will not only benefit the Quail Crest Estates community, this upgrade will serve surrounding residents' transit activity.

2. Make automobile, transit, and other multimodal circulation more efficient.

Response: Converting this section of 132nd Street from dirt to pavement will make car and bike transit more efficient.

3. Conserve significant natural resources and open space areas in the growth areas and coordinate their locations to similar areas outside the growth areas.

Response: Quail Crest Estates is committed to preserving natural resources through dedicated NAOS. These NAOS dedication have been positioned to protect significant natural resources and tie into surrounding open space areas.

4. Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and fiscal planning that is coordinated with development activity.

Response: The City of Scottsdale requires development to contribute their fair share of new infrastructure. These infrastructure improvements are to the benefit of the Project Site as well as the surrounding community. By constructing 132nd Street improvements and extending water lines from the north, this project represents a private investment that will serve the greater public.

5. Identify legal mandates and policies concerning future growth, development, revitalization, redevelopment, and expansion of public infrastructure and facilities, services and crime prevention within the municipal boundaries.



Response: The proposal to develop Quail Crest Estates has been completed with adherence to Scottsdale policies regarding growth, development and expansion of public infrastructure within the city.

6. Integrate public (civic) art into the visual character of designated growth areas.

Response: The entry monumentation and gate structures proposed for this community have been designed to be minimal and to utilize natural materials so as to blend into the visual character of the area.

7. Promote development timing that is guided by the adequacy of existing and/or expandable infrastructure, services, and facilities.

Response: This development proposal for Quail Crest Estates includes the orderly building of infrastructure including water, drainage, and transportation facilities.

XI. Public Services and Facilities Element

"Scottsdale will continue its efficient and high quality customer service to all Scottsdale citizens by planning, managing, and operating a safe, reliable, and affordable water supply and wastewater reclamation system."

Quail Crest Estates will work with the surrounding developments to access utilities and allow for residents to tie into City resources. All methods will be safe, reliable, and affordable for residents.

Public Services and Facilities Element Goals:

1. Establish and maintain an innovative, sustainable solid waste collection, recycling, and disposal delivery system for present and future generations.

Response: The community has been designed to accommodate both trash and recycling pickup services.

2. Protect the health, safety, and welfare of the public from the impacts of flooding.

Response: The project engineers have developed drainage solutions to avoid flooding and promote natural drainage patterns. The major washes crossing the site are to be preserved in their natural state and detention basins are proposed to effectively manage excess runoff.

3. Encourage provision of power and communication systems that match the character of Scottsdale and provide reliable, efficient service for Scottsdale citizens, visitors, and businesses.

Response: As this project is constructed, the team will cooperate with all power and communications utility companies in the provision of services throughout the community.



4. Develop strategies to place the library in a position to respond to future challenges brought on by the information age, social and economic forces and people's lifestyles.

Response: The closest library to Quail Crest Estates is the Appaloosa Library at 7277 East Silverstone Drive. This library will serve as an educational and community resource for future residents.

5. Partner with other jurisdictions and agencies to achieve maximum efficiency in city service delivery.

Response: Quail Crest Estates residents will be able to take advantage of resources within Scottsdale as well as within the greater valley.

6. Provide an integrated system of services, resources, and opportunities to help Scottsdale residents of all ages improve their lives, the lives of others, neighborhoods, and the total community.

Response: Quail Crest Estates will allow people who live and work in the City to obtain quality and safe housing through sound land use planning.

7. Provide a safe environment for all Scottsdale citizens, visitors, and private interests by alleviating physical risks that may be encountered in the normal operation and development of the community.

Response: This community has been designed to comply with all regional and national laws, regulations, and programs designed to protect the public from potential natural and man-made hazards and disasters.

8. Provide city service facilities to meet the governmental, administrative, public safety, emergency, social, human, cultural, informational, and maintenance needs of the community.

Response: Quail Crest Estates will benefit from Scottsdale City service facilities particularly those geared toward the public safety, emergency, social, recreational and maintenance needs to the community.

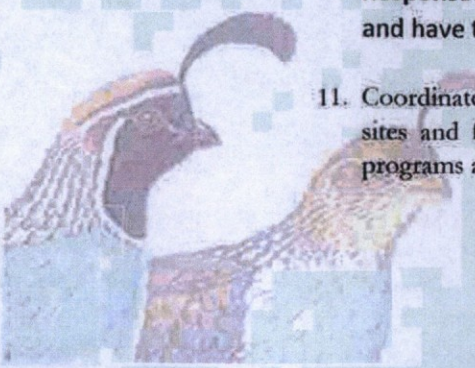
9. Design public buildings and improve aesthetics of public buildings and facilities to increase appeal as community gathering spaces.

Response: The Quail Crest Estates entry monumentation, gates, and private street will be owned and maintained by the community HOA and have been designed to increase the appeal of the community as a whole.

10. Provide recreational opportunities to meet the needs of all areas of the community through public facilities.

Response: Area recreational opportunities are easily accessible from the Project Site and have the capacity to meet the recreational needs to future residents.

11. Coordinate with the School Districts that serve Scottsdale to plan for and secure school sites and facilities for the delivery of the best elementary and secondary educational programs achievable for the school-age children of the community.



Response: A letter has been mailed to the Cave Creek Unified School District notifying them of the proposed community. This will allow them to ensure that they have the resources necessary to accommodate future students.

12. Ensure renewable, long-term water supplies for the community.

Response: The owner will be required to pay water resources development pays for itself when extending the water to serve new growth.

13. Encourage the conservation of water and the reuse of wastewater.

Response: The development team recognizes the value of water and wastewater resources to be managed in order to contribute to a sustainable community. For this reason, low water use plants and sustainable building techniques are proposed for this community.

14. Meet or surpass all applicable water quality standards for domestic, commercial, and industrial uses.

Response: Utilizing Scottsdale's municipal water supply will create a safe and healthy environment for citizens and visitors.

XII. Community Mobility Element

"Mobility choices will provide alternatives to the automobile, increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community's quality of life."

By utilizing existing roadways and surrounding trails, the community of Quail Crest Estates will provide a high quality of life to homeowners and tourists.

Community Mobility Element Goals:

1. Protect the function and form of regional air and land corridors.

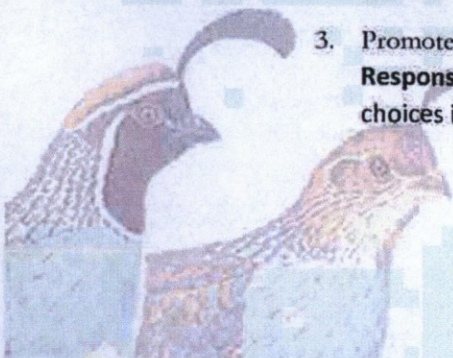
Response: Quail Crest Estates looks to enhance the natural beauty and unique character of Scottsdale through design and aesthetics of the adjacent 132nd Street corridor. The proposed Desert Scenic Buffer will ensure that beauty remains intact.

2. Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment

Response: All roadway infrastructure has been designed to be sensitively integrated into the natural setting of the site. Care has been taken to ensure that the internal street avoids areas with major slopes, native vegetation, washes, and boulders.

3. Promote regional diversity and connectivity of mobility choices.

Response: Residents living within Quail Crest Estates will have a variety of mobility choices include automobile, bicycle, and foot.



4. Prioritize regional connections to safely, effectively and efficiently move people, goods, and information beyond the city boundaries.

Response: All roadway improvements proposed with this development will be designed to ensure that they safely and efficiently provide access to people, goods, and information throughout the community.

5. Relieve traffic congestion.

Response: The existing roadway network in this section of Scottsdale are adequately sized to accommodate future Quail Crest Estates residents without experiencing an increase in traffic congestion.

6. Optimize the mobility of people, goods, and information for the expected buildout of the city.

Response: The City has requested that 132nd Street be dedicated to the standards of a Rural/ESL collector. This fits within the hierarchy of roadway intensity and will adequately accommodate future demand for this street.

7. Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.

Response: A fifty (50) foot Desert Scenic Roadway Buffer will be dedicated along the Site's entire 132nd Street frontage. This will help the Quail Crest Estates community seamlessly integrate into the natural desert setting and maintain the integrity of the scenic setback.

8. Emphasize live, work, and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.

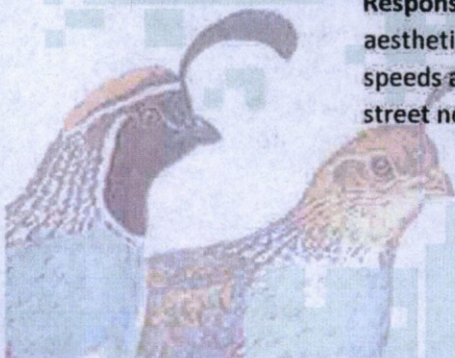
Response: Quail Crest Estates, due to its proximity to the McDowell Sonoran Preserve, will encourage a development that supports a balance of land use relationships and alternative modes of transportation that reduce the reliance on the automobile.

9. Protect neighborhoods from negative impacts of regional and citywide networks.

Response: Both the large open space buffers surrounding the community and the gated entry serve to create an aesthetic that protects the livability within the Quail Crest Estates community. Homes within the community are well-buffered from the adjacent roadways.

10. Encourage a diversity of links between neighborhood systems and with citywide and regional systems.

Response: Quail Crest Estates' central street has been designed with both safety and aesthetics in mind. It's meandering route and cul-de-sac island serve to reduce traffic speeds and add visual interest all while serving as the primary access way to regional street networks.



11. Provide opportunities for building “community” through neighborhood mobility.

Response: Quail Crest Estates has strived for the highest standards of safety and security for all modes of travel within the community. Safety is a key feature of helping residents feel at home within their community.

12. Recognize the diversity of neighborhoods throughout the city and their different mobility needs.

Response: Given the rural character of the Dynamite Foothills Character Area, automobiles will serve as the primary means of travel within this area of Scottsdale, however the rich natural resources of this area are best explored with bicycle or foot. Close proximity to these natural resources will provide residents with plentiful opportunities for multi-modal recreation.

Dynamite Foothills Character Area Plan

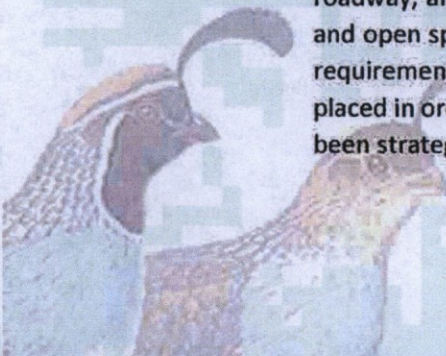
The Dynamite Foothills Character Area Plan came as a result of the citizen-driven group CityShape 2020. A character plan is a recommendation or guideline that strives to implement a specific personality or sense of place into a neighborhood. It uses regulation policies like character plans to outline development, but is not a regulatory document.

The Dynamite Foothills area is located in North Scottsdale between the McDowell Mountain and the Lone Mountain alignment, and east of 112th Street to 136th Street. This area capitalizes on mountainous view sheds and remote desert environments. In order to meet the vision of Rural Desert character, character strategies like minimizing street widths, strategic building envelopes, accentuating open space, and encouraging native desert landscaping are incorporated. Lower single family densities with a single-story cap on building height equate to larger lot ranch style homes. Preferred wall designs and community amenities are suited to acknowledge wildlife corridors and maintain a rural character.

The goals listed below are outlined by Dynamite Foothills Character Area as strategic approaches to maintaining the personality of the area voted by residents and officials. Responses are outlined to explain how Quail Crest Estates is striving to meet the needs.

Goal 1: Preserve the existing Rural Desert character for the Dynamite Foothills which will result in a unique desert community distinguished from other parts of Scottsdale.

Native vegetation will be used throughout the site including streetscapes and common areas. Simple screening and lack of perimeter walls compliment the meandering roadway, and encourage an open and natural community. All setbacks, building scales, and open spaces will be observed and in accordance with the surrounding conservation requirements. Street alignments and building placements have all been purposefully placed in order to preserve natural washes and vegetation. Construction envelopes have been strategically positioned to avoid sensitive natural features including slopes greater



than 10% wherever possible. While some disturbance is inevitable, the development team is confident that most sensitive natural areas have been preserved on the Site.

Goal 2: Recognize the topographic diversity of the Dynamite Foothills area and provide guidelines for balancing the relationship of different types of development to the unique environmental nature of the area.

Analysis of topography and open space are all done to carefully situate the Quail Crest Estates development envelopes. NAOS has been incorporated into the community and over 50% of the site will be preserved as open space.

Goal 3: Promote open space in accordance with the CityShape 2020 Guiding Principles and the recommendations of the Desert Preservation Task Force, and support the efforts of the McDowell Sonoran Preserve Commission to provide open space.

Open space can be found throughout the site, including the perimeter of the property. This allows for an optimal transition from the development to nature and to other surrounding developments. Drought tolerant plants have been chosen in order to meet the desert landscaping.

Environmentally Sensitive Lands Ordinance

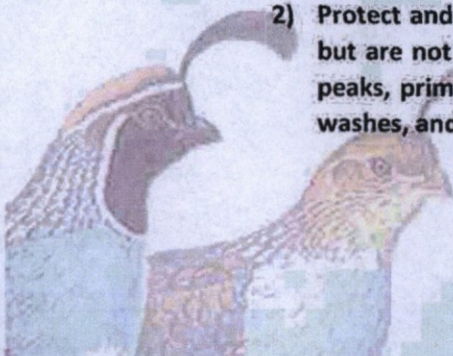
The City of Scottsdale Environmentally Sensitive Lands Ordinance (ELSO) is a 134 square mile environmental protection overlay that was adopted in 1991. The overlay encompasses the lands north of Central Arizona Project canal and is in effect to preserve natural open space and elements. City Council has amended this ordinance over the past decade to ensure preservation and development are balanced in all land uses in this area.

Twelve general statements from the ESL are listed below, with responses that outline how Quail Crest Estates complies with the overlay standards and objectives.

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

Planning and Engineering analysis will be done to ensure that all potential hazards and sensitive areas are addressed.

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



The McDowell Sonoran Preserve is seen as an asset to Quail Crest Estates. Maintaining unrestricted views and caring for existing habitats, such as boulders and vegetation, is a priority to keep the community atmosphere relevant.

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

Utilizing existing transportation networks and preserving over 50% of the site as open space will allow Quail Crest Estates to protect renewable and nonrenewable resources.

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

Quail Crest Estates will utilize and improve existing streets for access, water, and emergency services.

- 5) Conserve the character of the natural desert landscape. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL areas.**

The natural desert landscape will be preserved and highlighted through the Quail Crest Estates community. The design of the neighborhood incorporates unforgettable open space for viewing and enjoying.

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

Being located within close proximity of the McDowell Sonoran Preserve and its associated trails and trailheads will allow future residents and visitors to appreciate and respect the cultural assets of the natural desert and the surrounding amenities and services which they provide.

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

Quail Crest Estates will preserve and enhance necessary existing wash corridors to ensure drainage features operate with no negative impacts to the development.

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



By emphasizing and incorporating existing open space and other natural environments, Quail Crest Estates is able to minimize construction impacts. The pattern, design, and materials used on site will be of the highest quality with respect to the natural desert environment.

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

Building heights and locations are all in compliance with the zoning guidelines. The landscaping will continue to respect the natural desert environment as Quail Crest Estates intends to use a natural desert palette consistent with the surrounding area.

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

This unique area is cherished for its views, desert vegetation, and boulder features. Maintaining significant open space in its natural state is parallel with Quail Crest Estates' vision and overall goals.

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

Quail Crest Estates fulfills a growing housing demand while also preserving land by creating buffers and open space. The surrounding outdoor recreation will pull people outside and encourage engagement and understanding of the area they live in. Quail Crest Estates will benefit the City with and improved infrastructure while provided property owners an improved quality of life.

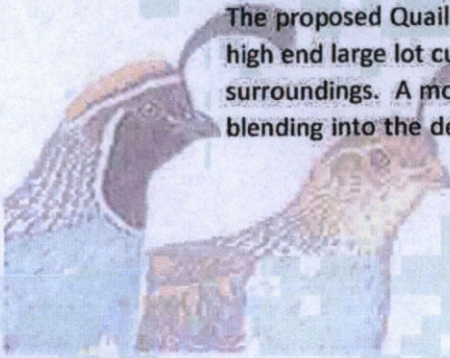
- 12) Encourage innovative planning, design, and construction techniques for development in environmentally sensitive areas.**

As a result of innovative planning and design, through the use of development envelopes, construction and development will provide minimal impact. This site emphasizes open space in order to minimize lot sizes and ensure that significant native habitats will remain untouched.

Development Plan

Theme

The proposed Quail Crest Estates community embraces its native desert setting while providing high end large lot custom homes. Architecture will be designed to blend into the natural desert surroundings. A modest gated entry will be designed to provide a unique sense of arrival while blending into the desert to provide a compatible rural feel. The views remain the focus of this



low density community with natural Sonoran Desert landscaping and a relaxing desert atmosphere.

Site

The proposed 9 lot site plan includes non-uniform development envelopes which take advantage of natural topography and viewsheds from every home. Natural washes provide critical drainage while highlighting the native desert setting.

Circulation

Single entry and exit access is provided off 132nd Street through a private entry gate. The proposed internal private 40' rural local residential street meanders through the natural topography allowing residents the ability to take in views of the natural desert setting.

Open Space

Quail Crest Estates looks to dedicate 7.49 acres of Natural Area Open Space, with over 50% of the site being open space. The majority of the open space can be found along the perimeter of the site where it serves as both a buffer to neighboring properties and as a wildlife corridors. Ample open space areas between neighboring development envelopes further conveys a sense of rural expansiveness for future residents.

Walls

All site, lot and retaining walls will comply with the DSPM, Zoning ordinance and/or as approved by Staff. Specific wall locations and details will be provided with subsequent submittals for City review. In keeping with the guidelines and policies of the City, no walls be constructed around the perimeter of the community in order to keep large meaningful open spaces.

Conclusion

We respectfully request approval of this Rezoning application as it promotes a development approach that is sensitive to the environment and is consistent with the General Plan, Dynamite Foothills Character Plan, and the associated R1-70 ESL zoning.



SCOTTSDALE SENSITIVE DESIGN PRINCIPLES

Scottsdale's design principles are enforced so new development reflects and enhances the unique climate, topography, vegetation, and historical elements. These elements are considered amenities that uphold the quality of design and sustain the Scottsdale community.

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

This proposed new development will be encouraged to blend within the natural setting, allowing the Sonoran Desert character to be showcased. Quail Crest Estates will also utilize the natural desert setting as landscaping throughout the site, while enhancing select areas with a consistent native palette.

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

Development envelopes have been carefully designed to avoid sensitive natural features while orienting toward the spectacular views. The views and the peacefulness of the natural environment are what make this location prime. Quail Crest Estates has every intention of maximizing this principle.

- 3) Development should be sensitive to existing topography and landscaping. A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.**

Quail Crest Estates will work with the rolling topography to create an original community in a natural setting. The terrain provides texture and color influence to the development that makes this natural desert community unique.

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

Large buffers are planned within the site and intend to incorporate existing ecological conditions and wildlife corridors.

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

Public spaces, including streets and common tracts will use natural materials and landscaping to blend within the natural desert setting. Colorful cactus and desert flowers will be implemented to provide accents and depth.



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

Quail Crest Estates is surrounded by trails and bike paths throughout the Sonoran Preserve. This location will allow residents alternative modes of transportation and opportunities for social interaction.

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

With surrounding and proposed landscaping as well as trails and wash corridors located nearby, residents will be able to take advantage of nearby connections and natural shading opportunities.

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

All buildings at Quail Crest Estates are residential and are designed with massing that suggests the environment in which they are located.

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

The color palette of the community will reflect the natural desert setting. Natural colors and vegetation will be incorporated throughout the site. The desert weather will encourage shading opportunities and heat sensitive materials.

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

Considerations to incorporate energy conservative and low impact design and construction practices at Quail Crest Estates will be encouraged.

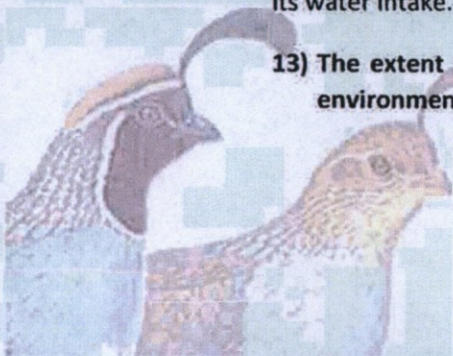
- 11) Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.**

Providing a natural buffer between residences and surrounding properties establishes a natural desert transition into the community. All open spaces will utilize the character of the area and provide a variety of natural vegetation.

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

Utilizing native plants and the natural terrain will allow the proposed community to minimize its water intake.

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



Natural light will be encouraged in the community by providing open spaces and strategically placed windows. Light pollution will also be minimal by using full coverings on public lighting and minimal decorative lighting. Quail Crest Estates will minimize glare in the neighborhood in order to suite the community's environmental needs.

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

Minimal signage is needed for the small community at Quail Crest Estates. Signage will incorporate natural colors with little lighting. The signs will compliment and reflect the quaint community.



Appendix A

Development Review Board Criteria

1. **The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.**

Response – The proposed development is in substantial conformance with Scottsdale's General Plan Land Use designation of Rural Neighborhood as well as the overall Dynamite Character Area Plan. These designations consist of residential uses with natural desert settings and spectacular view corridors maximized by low building heights. The proposed 9 lot community respects the surrounding development by maintaining a low density of .53 and incorporating the natural open space around restricted building envelopes. Preserving natural washes and incorporating desert materials is consistent with the surrounding area's character.

2. **The architectural character, landscaping and Site design of the proposed development shall:**

- a. **Promote a desirable relationship of structures to one another, to open spaces and topography, both on the Site and in the surrounding neighborhood;**

Response – Quail Crest Estates will ensure that proposed structures are desirably screened through the combination of the proposed large lots, low density, large perimeter buffers and on-lot development envelopes. These characteristics will ensure that the development seamlessly blends into the native environment.

- b. **Avoid excessive variety and monotonous repetition;**

Response - The surrounding area has minimal development with a variety of architectural styles which are mostly influenced by the natural desert setting. This setting as defined, on-site, by its unique natural landscaping and topography will provide opportunity for individuality from lot to lot, ultimately being tied together by an architectural character that provides variety and complements the desert setting.

- c. **Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;**

Response – Large front and rear setbacks promote outdoor living spaces for residents to enjoy Arizona's year round climate. Natural materials and landscaping are also incorporated into the design in order to address the area unique climate factors and Sonoran desert environment.

3. **Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.**



Response – Single entry and exit is onto 132nd St. The nine lot community is not projected to significantly increase traffic on the surrounding streets. Alternative pedestrian routes found in the surrounding preserve will minimize automobile dependence.

- 4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.**

Response – Mechanical equipment, appurtenances and utilities will be screened in design with the communities' architectural theme. Trash receptacles will be maintained by the homeowner and only seen on the street during pick up hours.



APPENDIX B – TRANSPORTATION ANALYSIS

Current use: Vacant = 0 trips per day

Allowed under current zoning (R1-130 ESL): 5 lots = 50 trips per day

Proposed development: 9 lots = 90 trips per day



Amended Development Standards

Sec. 5.034. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-70 District:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~seventy thousand (70,000)~~ fifty two thousand five hundred (52,500) 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.
3. Specialized Residential Health Care Facility: the minimum lot area shall be five (5) gross acres.

B. Lot dimensions.

Width. All lots shall have a minimum width of ~~two hundred fifty (250)~~ one hundred eighty eight (188) feet.

C. Density. There shall be not 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 ~~sixty (60)~~ forty five (45) feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~sixty (60)~~ forty five (45) feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~sixty (60)~~ forty five (45) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. 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 of not less than ~~thirty (30)~~ twenty three (23) feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~sixty (60)~~ forty five (45) 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 be not less than ~~sixty (60) feet~~ forty-six (46) 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 and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. 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 of 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. Access for Specialized Residential Health Care Facilities shall be provided in the following manner:
1. All Specialized Residential Health Care Facilities shall have access to a street classified by the Scottsdale General Plan (Transportation Master Plan) as a minor collector or greater.
- I. Corral. Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2470, § 1, 6-16-92; Ord. No. 2509, § 1, 6-1-93; Ord. No. 3907, § 1(Exh. 1), 8-31-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 22, 23), 4-3-12)

Sec. 5.035. - Off-street parking.

The provisions of article IX shall apply.

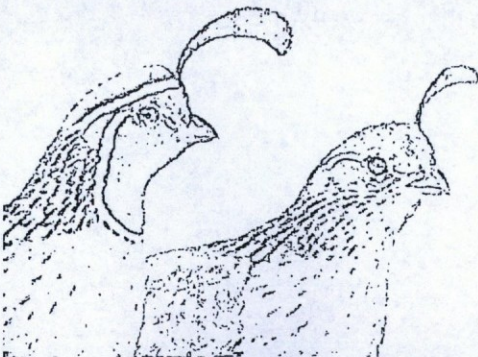
(Ord. No. 2470, § 1, 6-16-92)

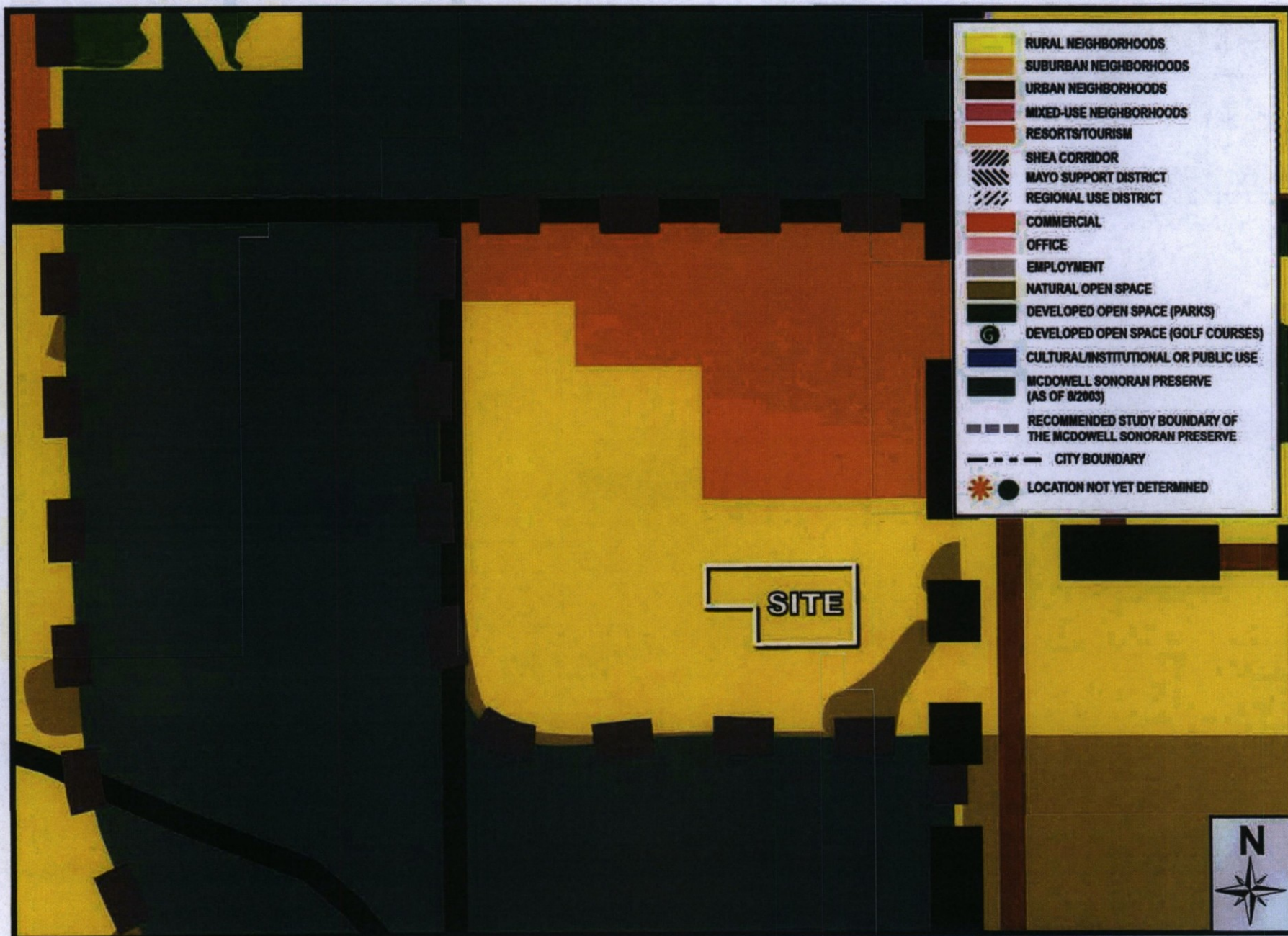
Sec. 5.036. - Signs.

The provisions of article VIII shall apply.

(Ord. No. 2470, § 1, 6-16-92)

[Secs. 5.037—5.099. Reserved.]

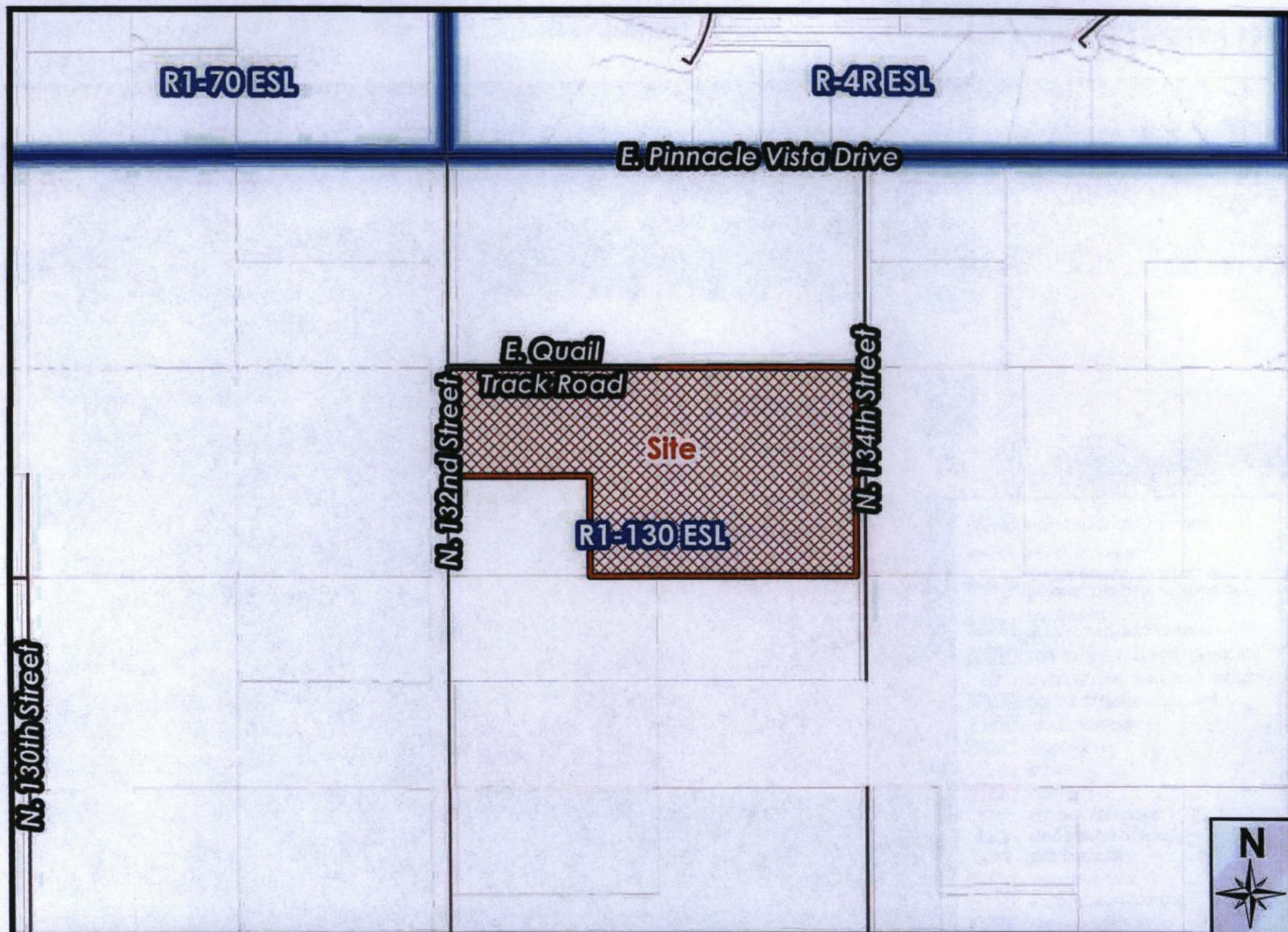




Quail Crest Estates

ATTACHMENT #5

20-ZN-2016



Quail Crest Estates

ATTACHMENT #6

20-ZN-2016

QUAIL CREST ESTATES

CITIZEN & NEIGHBORHOOD INVOLVEMENT REPORT

This Citizen Participation Report is in association with the Rezoning Application for the redevelopment of an approximately 16.7 acre site located at the southeast corner of 132nd Street and Quail Track Road. The application proposed to amend the zoning designation of the site from R1-130 ESL to R1-70 ESL. A plan and associated density has been created for this site that will be complimentary and sensitive to the neighboring properties.

In accordance with the requirements for this application, a notification letter was sent on July 8, 2016 to interested parties, neighbors and property owners within 750 feet of the site. The letter included information about the project and contact information for the project consultants and City staff to allow recipients the opportunity to directly express any questions and/or concerns. The letter also included an invitation to an upcoming neighborhood meeting where surrounding property owners and interested parties will have the chance to learn more about the project. The meeting was scheduled to be held at Living Water Lutheran Church on July 18, 2016 at 6pm.

In addition to the notification letter, a sign was posted on the site to further notify residents and passersby of the rezoning application and associated neighborhood meeting.

Three people attended the neighborhood meeting held on July 18th, 2016. The meeting provided an opportunity for residents to discuss the proposal with members of the development team and for the development team to learn more about the specific concerns of the area from local residents. Comments were generally positive. There is concern that paving 132nd street will alter the rural feel of the area, but this concern is offset by the feeling the proposed development will have a positive effect on surrounding property values. The development team has committed to keeping lines of communication open as the project progresses.

The project team realizes the importance that all citizen outreach and input plays in the development process. We are committed to encouraging and allowing residents and neighbors to express their thoughts, help them understand the matters and attempt to address them in a professional and appropriate way.

7.19.2016

9.29.2016

750' NOTIFICATION & INTERESTED PARTIES MAILING LIST

Alan Kaufman	Kaufman & Associates PLLC	8711 E Pinnacle Peak Road #241	Scottsdale	AZ	85255
Avanindra/Anuradha Chaturvedi		26885 Chaucer Place	Stevenson Ranch	CA	92381
Brad Lundmark, Property Manager	La Vista at Pinnacle Peak Homeowners Association	7740 N 16th St # 300	Phoenix	AZ	85020
Clif Tait	GCA & RVA	8302 E Buto Dr	Scottsdale	AZ	85255
Dan Sommer		12005 N 84th Street	Scottsdale	AZ	85260
Darcy Clement		7500 E Deer Valley Lot 67	Scottsdale	AZ	85255
David G. Gulino	Land Development Services	7525 E. Camelback Road, Suite 104	Scottsdale	AZ	85251
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	Scottsdale	AZ	85251-182
Ed Toschik, President	La Vista at Pinnacle Peak Homeowners Association	7657 E Mariposa Grande Dr	Scottsdale	AZ	85255
Emily Ryan	Capitol Consulting, LLC	PO Box 13116	Phoenix	AZ	85002-311
Fred Unger		7134 E. Stetson Drive; Suite 400	Scottsdale	AZ	85251
Hank Olsen, President	Sonoran Hills	7711 E. Pozos Dr.	Scottsdale	AZ	85255
J. P. Lamer		6945 E Glenrosa Ave	Scottsdale	AZ	85251
Jill Aguirre		8605 E Via Dona Rd	Scottsdale	AZ	85266
Jim Heather		6732 E Sheridan Street	Scottsdale	AZ	85257
Joey Airdo	North Scottsdale Independent	23043 N. 16th Lane	Phoenix	AZ	85027
John Washington		3518 N Cambers Court	Scottsdale	AZ	85251
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ	85255
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Michael Jacks, Secretary	La Vista at Pinnacle Peak Homeowners Association	7725 E Camino Del Monte	Scottsdale	AZ	85255
Mike Leary	Michael P. Leary, LTD	10278 E. Hillery Dr.	Scottsdale	AZ	85255
Mike Merrill	Citizens for Responsible Development	8713 E Vernon Avenue	Scottsdale	AZ	85257
Nancy Cantor	Scottsdale Coalition	5850 N. 83rd Street	Scottsdale	AZ	85250
Patti Smith, Property Manager	Bella Vista HOA	7740 N 16th St # 300	Phoenix	AZ	85020
Rodney A. Knight		9414 E San Salvador #225	Scottsdale	AZ	85258
Patty Badenoch		5027 N 71st Place	Scottsdale	AZ	85251
Sarah Ferrara	Scottsdale Airpark	15000 N. Airport Drive	Scottsdale	AZ	85260
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ	85250
Stephanie Bradley		13330 E. Jomax Road	Scottsdale	AZ	85262
Judith Burns	South of Shea Neighbors Association	9979 N. 131st Street	Scottsdale	AZ	85259
Annette Petrillo		5136 N. 82nd St	Scottsdale	AZ	85250
Whitney M. Bostic	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Bill Crawford		4390 N. Miller Road, Ste. C-107	Scottsdale	AZ	85251
Guy Phillips		7131 E. Cholla St.	Scottsdale	AZ	85254
John Strasser		24055 N. 119th Way	Scottsdale	AZ	85255
Joan Zuckerman		7295 E. Paradise Dr.	Scottsdale	AZ	85260
Neil Dempster, MBA, CSP		24573 N. 119th Place	Scottsdale	AZ	85255
Richard Alt		7532 E Cactus Wren Road	Scottsdale	AZ	85250
Tom Gagen		7649 E Sierra Vista Drive	Scottsdale	AZ	85250
KALAMCHI ALI		1100 HILLSIDE RD	WILMINGTON	DE	19807

ROBBINS BRUCE E TR
 JOMAX TRUST
 CASCADE ENTERPRISES INC
 AMERICAN PENSION SERVICES INC ADMINISTRATOR
 RANNEY PAMELA S
 SMK RIO VERDE LLC
 SCHERER GLENN/CONNOLLY COLLEEN
 C-A DESERT ESTATES L L C
 BARKER-BERGER REVOCABLE TRUST
 MARK NIXON TRUST
 SCAMMON LIVING TRUST
 KALEIDOSCOPE FARMS LLC
 LABORDE LUCIE E TR
 ZELECHOWSKI EUGENE DONALD/ CAROL J TR
 PESTRIVAS FAMILY REVOCABLE INTER-VIVOS TRUST
 BRAUN ROBERT W TR
 PETERSON HANS/AMY
 OERTLE JOHN C JR/R TR/MELANCON L K/ETAL
 HENRY AND JEAN TOM DECEDENT'S TRUST
 SURINDER SANHAN/RAJINDER
 NIXON MARK
 KALAMCHI SABAH TR
 SILLS MICHAEL/ENG SOO WAI
 SCHIBLER RICHARD V TR
 QUAD J ENTERPRISES
 PENSICO TRUST CO/ETAL

1212 N SEMINARY AVE	WOODSTOCK	IL	60098
13330 E JOMAX RD	SCOTTSDALE	AZ	85262
13493 E DESERT TR	SCOTTSDALE	AZ	85259
1562 E CROCUS DR	SCOTTSDALE	AZ	85022
1989 CALLE DEL SUERTE	TUCSON	AZ	85745
2128 E CACTUS WREN DR	PHOENIX	AZ	85020
22 WILLIAMSON LN	ASBURY	NJ	8802
2555 E CAMELBACK RD STE 770	PHOENIX	AZ	85016
26639 N 132ND ST	SCOTTSDALE	AZ	85262
26757 N 132ND ST	SCOTTSDALE	AZ	85262
26818 N 132ND ST	SCOTTSDALE	AZ	85255
26897 N 132ND ST	SCOTTSDALE	AZ	85260
27000 N 134TH ST	SCOTTSDALE	AZ	85262
27007 N 134TH ST	SCOTTSDALE	AZ	85262
2831 E CALAVAR RD	PHOENIX	AZ	85032
3625 E MEADOW BROOK AVE	PHOENIX	AZ	85018
4013 E CASCALOTE DR	CAVE CREEK	AZ	85331
425 S OCEAN DR	GILBERT	AZ	85233
4525 N 66TH ST UNIT 26	SCOTTSDALE	AZ	85251
4690 SKIRKMAN RD	ORLDANO	FL	32811
5450 N ALM SCHOOL PKWY SUITE 103	SCOTTSDALE	AZ	85262
6830 E CHENEY DR	PARADISE VALLEY	AZ	85253
7417 E MONTERRA WAY	SCOTTSDALE	AZ	85266
7750 E VAQUERO DR	SCOTTSDALE	AZ	85258
8895 E FRIESS	SCOTTSDALE	AZ	85260
PO BOX 173859	DENVER	CO	80217



July 7, 2016

Re: Quail Crest Estates Re-Zoning Application

Dear Interested Party:

We are land planners and landscape architects writing to inform you that a rezoning request is being prepared to be filed with the City of Scottsdale for a Site located at the Southeast corner of 132nd Street and Quail Track Road (site location map on back).

We would like to invite you to a neighborhood open house to discuss this rezoning request and proposed development. The meeting information is as follows:

Date & Time:

July 18, 2016 (6:00 - 7:00 p.m.)

Location:

Living Water Lutheran Church,
Room Name: John,
9201 E Happy Valley Rd, Scottsdale, AZ 85255

This application proposes to rezone the 16.7 acre property from R1-130 ESL to R1-70 ESL. The purpose and intent of this rezoning application is to allow for the Site's development as a high quality, gated, 9-lot single-family residential community at a density of 0.53 dwelling units per acre. The community design will result in a neighborhood character that is respectful of the Sonoran Desert and is consistent with the City's goals as defined by the General Plan's Rural Neighborhoods designation and the Dynamite Foothills character area plan.

We look forward to the opportunity to respond to any comments or questions you may have. If you are unable to attend, you may also reach me by phone at (480)-994-0994 or by email at Knichter@LVAdesign.com. You may also contact Jesus Murillo, Senior Planner, with the City of Scottsdale at (480) 312-7000 and reference pre-application #390-PA-16.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Nichter".

Keith Nichter
Senior Planner
LVA Urban Design Studio, LLC

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: July 18, 2016
Time: 6:00 P.M. - 7:00 P.M.
Location: Living Water Lutheran Church, John Room
9201 E. Happy Valley Rd., Scottsdale, AZ 85255

Site Location: SEC of 132nd Street and Quail Track Road.

Project Overview:

- Description of Request: Rezoning
- Description of Project and Proposed Use: Seeking approval for a 9 lot single-family residential development
- Site Acreage: 16.7 Gross Acres
- Site Zoning: Rezoning from R1-130 ESL to R1-70 ESL

Applicant Contact:

Keith Nichter 480-994-0994
knichter@lvadesign.com

City Contact:

Jesus Murillo 480-312-7000
jmurillo@scottsdaleaz.gov

Pre-Application #: 390-PA-2016 Available at City of Scottsdale: 480-312-7000

After Submittal, Project Information is available at:

www.scottsdaleaz.gov/projects/projectsinprogress Posting Date: 7/9/16

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



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: 390-PA-2016

Project Name: _____

Location: SEC of 132nd St and Quail Track Rd

Site Posting Date: July 8, 2016

Applicant Name: LVA Urban Design Studio

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

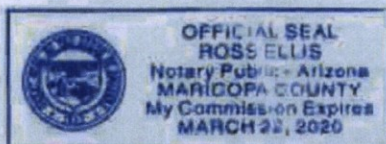
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Paula Sings
Applicant Signature

7-8-16
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 8th day of July, 2016



Ross Ellis
Notary Public

My commission expires: 3/22/2020

City of Scottsdale -- Current Planning Division

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

Project: Neighborhood Meeting — Quail Crest Estates

Location: Living Water Lutheran Church

Date and Time: 6:00pm, Monday, July 18, 2016

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
1	AMY + HANS PETERSON	CAVE CREEK AZ 85331 4013 E CASCADE DR	602-601-5709	hans.peterson@gmail.com
2	PATRY BADENOCH	5027 N. 71 PLACE 85253	949.9549	quaidbadenoch@cox.net
3				
4				
5				
6				
7				
8				
9				
10				

LVA urban design studio
land planning • development entitlements • landscape architecture

June 22, 2016

Debbi Burdick, Superintendent
Cave Creel Unified School District
PO Box 426
Cave Creek, AZ 85327

Re: Quail Track Estates Re-Zoning Application

Dear Debbi Burdick,

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 changes the zoning classification resulting in greater residential densities allowed on the subject property. The property is currently zoned for five residential units; our application will result in a total of nine units allowed, an increase of 80%.

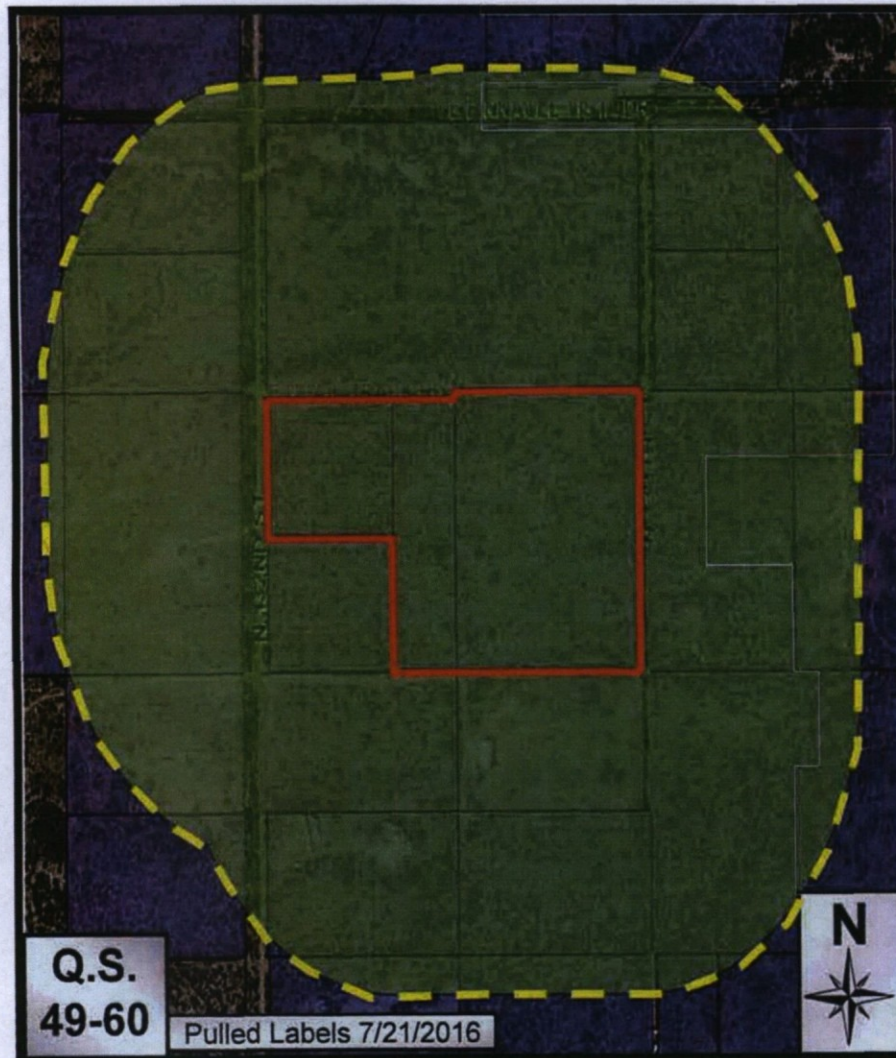
Enclosed please find a detailed project narrative, a location map, site plan, and the **Determination Form** required by the City per the above Ordinance. If you would like, I would be happy to schedule a meeting with you to discuss the above proposal. I can be reached by phone (480) 994-0994 or by email (knichter@LVAdesign.com).

Sincerely,



Keith Nichter
Senior Planner
LVA Urban Design Studio, LLC

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet
56 Postcards

Additional Notifications:

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

Preserve Ranch 2

20-ZN-2016

ATTACHMENT #8



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, DECEMBER 14, 2016

DRAFT SUMMARIZED MEETING MINUTES

PRESENT:

Matthew Cody, Vice Chair
David Brantner, Commissioner
Ali Fakh, Commissioner
Michael J. Minnaugh, Commissioner
Larry S. Kush, Commissioner
Paul Alessio, Commissioner
Prescott Smith, Commissioner

STAFF:

Tim Curtis
Joe Padilla
Greg Bloemberg
Jesus Murillo
Keith Niederer
Bryan Cluff
Dan Symer

CALL TO ORDER

Vice Chair Cody called the regular session of the Scottsdale Planning Commission to order at 5:05 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"

MINUTES REVIEW AND APPROVAL

1. Approval of November 9, 2016 Regular Meeting Minutes including the Study Session.

COMMISSIONER BRANTNER MOVED TO APPROVE THE NOVEMBER 9, 2016 REGULAR MEETING MINUTES INCLUDING THE STUDY SESSION, SECONDED BY COMMISSIONER ALESSIO, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONTINUANCE AGENDA

2. 4-GP-2016 (Scottsdale Heights)

Request by applicant to continue to the January 11, 2017 meeting.

Request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 from Commercial to Urban Neighborhoods on +/- 14-acres of a +/- 15.5-acre site located at 7225 East Dove Valley Road. Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is John Berry, 480-385-2727.

3. 9-ZN-2016 (Scottsdale Heights)

Request by applicant to continue to the January 11, 2017 meeting.

Request by owner for a Zoning District Map Amendment from Central Business District, Environmentally Sensitive Lands (C-2 ESL) to Medium Density Residential, Environmentally Sensitive Lands (R-3 ESL) on +/- 14-acres of a +/- 15.5-acre site located at 7225 East Dove Valley Road. Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is John Berry, 480-385-2727.

4. 10-AB-2016 (Scottsdale Heights Roadway Easement Abandonment)

Request by applicant to continue to the January 11, 2017 meeting.

Request by owner to abandon the eastern 30-feet of a 55-foot-wide roadway easement along the western edge of a property located at 7225 E. Dove Valley Road, with Central Business District, Environmentally Sensitive Lands (C-2 ESL) zoning. Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is John Berry, 480-385-2727.

Item No's 2, 3, and 4: Move to continue cases 4-GP-2016, 9-ZN-2016 and 10-AB-2016 to the January 11, 2017 meeting. Motion by Commissioner Brantner, 2nd by Commissioner Alessio. Commissioner Fakh and Commissioner Smith recused themselves.

* 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"

EXPEDITED AGENDA

5. Approval of the Planning Commission 2017 Calendar.
6. 19-ZN-2002#5 (BCB Group Investments)
Request by owner for a Zoning District Map Amendment from Planned Community, Planned Regional Center (PCD PRC) District to Planned Community, Planned Regional Center, Planned Shared Development (PCD PRC PSD) District on a +/- 10-acre site located at the northeast corner of Scottsdale Road and Chauncey Lane. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Alexandra Schuchter, 480-947-8830.
7. 18-ZN-2013#2 (Scottsdale Quarter - Block L & M)
Request by applicant for a Zoning District Map Amendment to delete stipulation #5 from the previously approved zoning case for Phase III Blocks L & M of Scottsdale Quarter (18-ZN-2013), regarding floor area for residential uses on a +/- 23.52 acre site, as well as site plan modifications in the Development Plan for Block L, on a +/- 6.07 acre site located at the northwest corner of E. Butherus Drive and N. 73rd Street. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Paul Gilbert, 480-429-3000.
8. 20-ZN-2016 (Quail Crest Estates)
Request by owner for a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL), to Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning on a +/- 16.7-acre site located at the southeast corner of N. 132nd Street and E. Quail Track Road. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Keith Nichter, 480-994-0994.
9. 21-ZN-2016 (Main Street Scottsdale Development)
Request by owner for a Zoning District Map Amendment from Central Business, Downtown Overlay and Parking P-2; Passenger Vehicle Parking, Downtown Overlay (C-2/DO and P-2/DO) to Downtown/Downtown Multiple Use – Type 2 (D/DMU-2 DO) zoning on a +/- 1.93-acre site located at the southeast corner of North 69th Street and East Main Street, and approximately 95 feet east of the northeast corner North 69th Street and East 1st Street (6903, 6909, 6915, and 6939 E. Main Street and 6914, 6920, and 6930 E. 1st Street). Staff contact person is Dan Symer, AICP, 480-312-4218. Applicant contact person is John Berry, 480-385-2727.

Item No. 9: Recommended to City Council for approval of case 21-ZN-2016, by a vote of 6-0; Motion by Commissioner Brantner, per the staff recommended stipulations after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Fakhri. Commissioner Smith recused himself.

* 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"

10. 23-ZN-2016 (6922 Mixed Use)

Request by owner for a Zoning District Map Amendment from Central Business, Downtown Overlay (C-2 DO) to Downtown/Downtown Multiple Use—Type 2 Downtown Overlay (D/DMU-2 DO) zoning with amended development standards on a +/- 2,063 sq. ft. site located at 6922 E 5th Avenue. Staff contact person is Dan Symer, AICP, 480-312-4218. Applicant contact person is Brian Stark, 602-505-9116.

Item No's 5, 6, 7, 8 and 10: Move to approve the 2017 Planning Commission Calendar, and make a recommendation to City Council for approval of cases 19-ZN-2002#5, 18-ZN-2013#2, 20-ZN-2016 and 23-ZN-2016, by a vote of 7-0; Motion by Commissioner Brantner, per the staff recommended stipulations including revisions to case 20-ZN-2016, after determining that the PCD findings have been met, and the proposed Zoning District Map Amendments, Development Plan and Amended Development Standards 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 5:18 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"

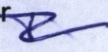


Community & Economic Development Division
Planning and Development Services

7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

To: Member of the Planning Commission

From: Jesus Murillo, Senior Planner 

Through: Tim Curtis, Current Planning Director 

Date: 12/14/2016

Re: Quail Crest Estates (20-ZN-2016)

The provided revised stipulations have been updated to reflect the ongoing meetings and conversations had between staff and the applicant. The provided stipulations will replace those stipulations currently reflected in the Planning Commission Report for the proposed zoning map amendment. The changes are shown in **bold letters**, indicating additions) and ~~strikethroughs~~ (indicating deletions).

ATTACHMENTS:

1. Updated stipulations to Case No. 20-ZN-2016

Stipulations for the Zoning Application:

Quail Crest Estates

Case Number: 20-ZN-2016

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

Bold letters indicate additions and ~~strikethroughs~~ indicate deletions that were made after the Planning Commission report was completed.

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by LVA Urban Design Studio and with the city staff date of 9-29-2016, attached as Exhibit A to Attachment 2. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.

With the final plat submittal, update the final plat to reduce the net lot area of proposed lots "9" and "8," to 52,250 square feet, to provide excess square footage in NAOS tracts, to preserve wash located over these two proposed lots.

2. CONFORMANCE TO NATURAL AREA OPEN SPACE (NAOS) PLAN. Development shall conform with the Natural Area Open Space (NAOS) Plan, submitted by LVA Urban Design Studio and with the city staff date of 9-29-2016, attached as Exhibit B to Attachment 2. The final plat shall provide **6.96 acres** of **NAOS**. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. CONFORMANCE TO NATURAL AREA OPEN SPACE (NAOS) WIDTHS. Development shall conform with the conceptual site plan, submitted by LVA Urban Design Studio and with the city staff date of 9-29-2016, attached as Exhibit A to Attachment 2. The final plat shall provide a minimum 50-foot NAOS setback along the E. Quail Track Road frontage. The final plat shall provide a minimum 57-foot NAOS (construction envelope) setback along the southern boundary of the subject site. The final plat shall provide a minimum 45-foot NAOS setback along the N. 134th Street frontage.
4. CONFORMANCE TO LANDSCAPE ZONES PLAN. Development shall conform with the Landscape Zones Plan, submitted by LVA Urban Design Studio and with the city staff date of 9-29-2016, attached as Exhibit C to Attachment 2. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
5. CONFORMANCE TO CONSTRUCTION ENVELOPE PLAN. Development shall conform with the Construction Envelope Plan, submitted by LVA Urban Design Studio and with the city staff date of 9-29-2016, attached as Exhibit A to Attachment 2. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.

6. **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	Propose # of Units / Lots	Max # of Units / Lots
216-77-047, 216-77-049, and 216-77-022A	+/-16.7 acres	R1-70/ESL	0.53 du/ac	0.55 du/ac	9 lots	9 lots the related parcel

~~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.~~

- ~~7. **BUILDING HEIGHT LIMITATIONS.** No building on the site shall exceed 24 feet in height, measured as provided in the applicable section of the Zoning Ordinance.~~
- ~~8. **ALTERATIONS TO NATURAL WATERCOURSES.** Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year — 2 hour rain event shall be subject to Development Review Board approval.~~
- ~~9. **OUTDOOR LIGHTING.** The maximum height of any outdoor lighting source shall be 12 feet above the adjacent finished grade.~~

INFRASTRUCTURE AND DEDICATIONS

10. **CIRCULATION IMPROVEMENTS.** Prior to any permit issuance for the development project the owner shall make required dedications and prior to issuance of any Certificate of Occupancy for the development project the owner shall provide the required 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 and Requirements
N. 132 nd Street	Minor Collector — Rural/ESL	5-foot r.o.w (for a 35-ft half-street)	Half Street construction including pavement and roll curb	a.1. and a.3.

Street Name	Street Type	Dedications	Improvements	Notes and Requirements
E. Quail Track Road	Local residential – Rural/ESL	20-ft half-street	Half Street construction including pavement and roll curb none	a.2. none
N. 134 th Street	Local residential – Rural/ESL	N/A	Half Street construction including pavement and roll curb none	a.2. none
Internal Streets	Local Residential Rural/ESL	40-ft Private Tract	Street construction including pavement, roll curb and shoulders	a.4, and a.5.

- a.1. All street improvements (curb, gutter, driveways, pavement, concrete, etc.) shall be constructed in accordance with the applicable City of Scottsdale's Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, and Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction and the Design Standards and Policies Manual.
- ~~a.2. The developer shall complete half street construction for Local Collector Rural/ESL cross section in general conformance with City of Scottsdale DS&PM Sec. 5.3-105 (Figure 5.3-15). Minimum width of pavement to be provided is 20 feet with roll curb.~~
- a.3. Provide a paved connection from the subject site to E. Rio Verde Drive. The improvements must be minimum 22-feet-wide asphalt paved street with Maricopa edge.
- a.4. The developer shall design and construct internal streets in general conformance with City of Scottsdale DS&PM Figure 5.3-19 with 20 feet drivable surface adjacent to the raised median. 6-foot wide shoulder along both sides of the street shall be provided.
- a.5. One-way lanes adjacent to entry median must provide 20 feet of pavement width to meet Fire standards.
- b. TRAFFIC IMPROVEMENTS. The owner shall construct any improvements supported by the approved traffic impact study, as determined by city Transportation Department staff.
- ~~c. VEHICLE NON ACCESS EASEMENT. Prior to issuance of any building permits for the development project, the owner shall dedicate a one foot wide Vehicular Non Access Easement (VNAE) on E. Quail Track Road, N.132nd Street (except at the approved street entrance), and N. 134th Street.~~
11. BASIS OF DESIGN REPORT (WATER). In the required basis of design report, the owner shall address:
- a. Basis of Design Reports must demonstrate the sewer and/or water extensions necessary to provide service to this project, and those properties adjacent to it, compliant with the

guidelines of our Local Area Infrastructure Plan. Reference DSPM Chapter 6 and 7, Sec. 6-1.200 and 7-1.200.

- b. Water line extensions are required along the property's E. Quail Track Road, N. 132nd Street, and N. 134th Street frontages per SRC Sec. 49-219 and DSPM Sec. 6-1.400 B.

~~12. BASIS OF DESIGN REPORT (WASTEWATER). In the required basis of design report, the owner shall address:~~

- ~~a. Basis of Design Reports must demonstrate the sewer and/or water extensions necessary to provide service to this project, and those properties adjacent to it, compliant with the guidelines of our Local Area Infrastructure Plan (DSPM Chapter 6 and 7, Sec. 6-1.200 and 7-1.200).~~
- ~~b. Sewer line extensions are required along the property's E. Quail Track Road, N. 132nd Street, and N. 134th Street frontages (SRC Sec. 49-219 and DSPM Sec. 6-1.400 B).~~

~~13. 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. Prior to issuance of any building permit for the development project, 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.~~

~~14. PRELIMINARY PLAT SUBMITTAL. With the preliminary plat submittal, identify the location of all site walls on the site plan. Provide limits of disturbance for all walls and retaining walls located adjacent to NAOS.~~

~~15. PRELIMINARY PLAT SUBMITTAL. Site walls shall be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest.~~

~~16. DESERT SCENIC ROADWAY SETBACKS LOCATION AND DEDICATION. The Desert Scenic Roadway setback width along N. 132nd Street and E. Black Mountain Road shall be a minimum of 50 feet, measured from edge of ultimate right-of-way (after right-of-way abandonment). Unless otherwise approved by the Development Review Board, the Desert Scenic Roadway setback shall be left in a natural condition. The final plat shall show all Desert Scenic Roadway setback easements dedicated to the city.~~

~~17. CONSTRUCTION COMPLETED. Prior to issuance of any BUILDING PERMIT for the development project, 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.~~