

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

# Quail Crest Estates

RE-ZONING APPLICATION

PROJECT NARRATIVE

283-PA-2015

\_\_\_-ZN-2015

1<sup>ST</sup> SUBMITTAL: 07/20/16

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## 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 many of the surrounding properties south of Rio Verde Dr. and the approved 220 acre masterplanned Reata Ranch Guest Ranch. Quail Crest Estates is 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 132<sup>nd</sup> 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

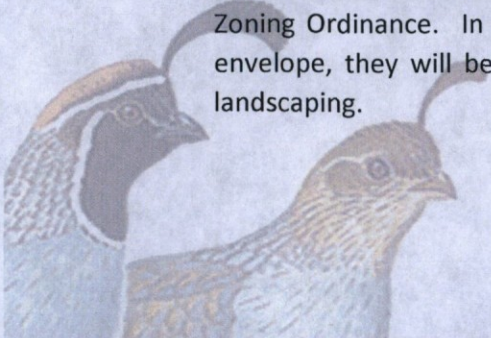
## Existing Conditions

### 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, not all meet the "Boulder Feature" of "Boulder Cluster" criteria as defined in the Zoning 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 a 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 subject to approval as part of a subsequent preliminary plat and Development Review Board 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 natural environmental features and providing 50% of the site as open space.

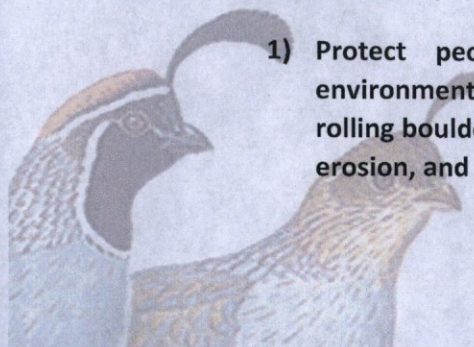
The amended standards will allow for setback reductions to accommodate proper placement around sensitive areas. These areas include existing wash corridors, prominent boulder formations, and native vegetation. In compliance with the amended development standards, the lot areas will be reduced in order to maximize open space throughout the community. To encourage sensitivity to site conditions and provide flexibility in site planning, development standards may be amended upon finding that the amended development standards achieve the purposes of the Environmentally Sensitive Lands ordinance as stated below.

## 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 analyses 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 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 dedicating over 50% 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, emergency services, parks and recreation.

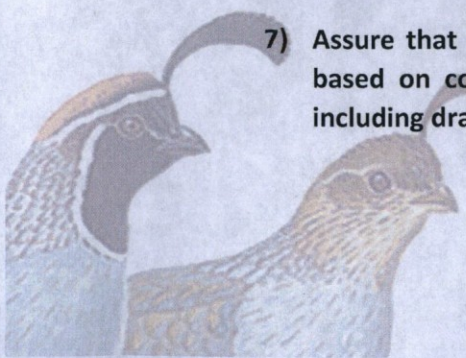
- 5) Conserve the character of the natural desert landscape. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL areas.**

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.**

The significance of the McDowell Sonoran Preserve will be emphasized, providing educational opportunities as well as physical education. This opportunity will allow residents and visitors to appreciate and respect the natural desert.

- 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 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 the natural desert as a theme for the area.

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

The unique topography of this area is cherished for its open space and boulder features. Maintaining the natural state of this area is parallel with Quail Crest Estates' understanding and overall goal.

**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 outdoor recreation will pull people outside and encourage engagement and understanding of the area they live in. Essentially the city will benefit from the development growth, the natural environment will be understood and unspoiled, and citizens will improve their quality of life.

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

As a result of innovative planning and designing, through development envelopes, construction and development will provide minimal impact. This site emphasizes open space in order to minimize lot sizes. The proposed lot sizes allow residents to have little yard upkeep while native habitats will stay untouched. People will be encouraged to use the surrounding public facilities such as trails and bike paths.



## 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 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 132<sup>nd</sup> 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 includes 6.96 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.

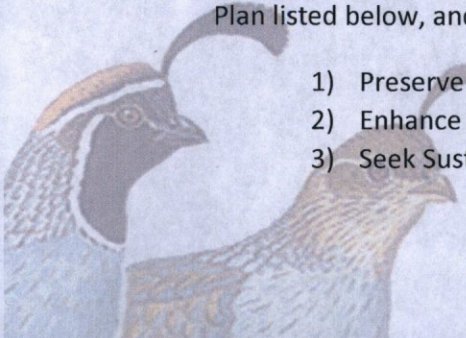
## Scottsdale General Plan

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, provides dedicated outdoor open space throughout the area and is supported and continued through Quail Crest Estates. Incorporating generous buffers, preservation of existing desert landscaping, and 50% open space within the site are a few ways Quail Crest Estates can continue the commitment Scottsdale has made to open space.

**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 hiking trails 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**

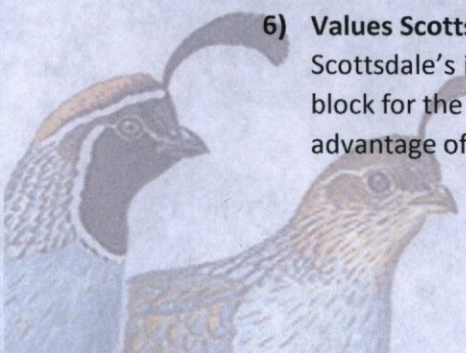
With the development of Quail Crest Estates and several other communities including Reata Ranch, the local economy will continue to grow and thrive. An increase in residents will strengthen the economy through increased sales, essentially sustaining local business owners in the community. The increasing 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 existing and improve infrastructure in 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.

- 1) Preserve meaningful Open Space
  - a. Open Space and Recreation Element
  - b. Preservation & Environmental Planning Element
- 2) Enhance Neighborhoods
  - a. Community Involvement Element
  - b. Housing Element
  - c. Neighborhoods Element
- 3) Seek Sustainability
  - a. Cost Development Element
  - b. Growth Areas Element
  - c. Public Services and Facilities Element
- 4) Support Economic Vitality
  - a. Economic Vitality Element
- 5) Advance Transportation
  - a. Community Mobility Element
- 6) Value Scottsdale's Unique Lifestyle and Character
  - a. Character and Design Element
  - b. Land Use Element

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

### 1) Preserve Meaningful Open Space

#### a. 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." Scottsdale Regional Plan, Vision Statement, 2015.*

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.



## 2) Enhance Neighborhoods

### a. 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.

### b. 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.

### c. 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.

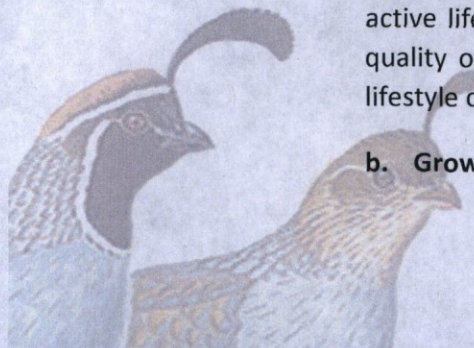
## 3) Seek Sustainability

### a. Cost 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

### b. 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 will ensure that 50% of the site will be protected as open space creating a sense of community centered around the natural desert.

**c. 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. Similar to surrounding developments, septic will be used for waste. All methods will be safe, reliable, and affordable for residents.

**4) Support Economic Vitality**

**a. 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.

**5) Advanced Transportation**

**a. 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.

**6) Value Scottsdale's Unique Lifestyle and Character**

**a. 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.

**b. 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.

## Dynamite Foothills Character Area Plan

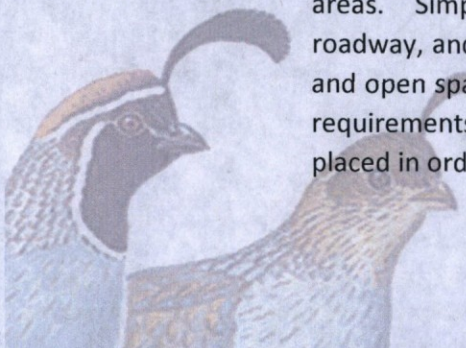
The Dynamite Foothills Character Area Plan came as a result of the citizen-driven group CityShape 2020. A character plan is a recommendation or guideline that strives to implement a specific personality or sense of place into a neighborhood. It uses regulation polices like character plans to outline 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 112<sup>th</sup> Street to 136<sup>th</sup> Street. This area capitalizes on mountainous view sheds and remote desert environments. In order 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.



**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 is 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.

## 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.**

Architecture will be encouraged to blend within the natural setting. This will allow the Sonoran Desert character to be showcased. Quail Crest Estates will also utilize the natural desert setting as landscaping throughout the site.

- 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 guideline.

- 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.

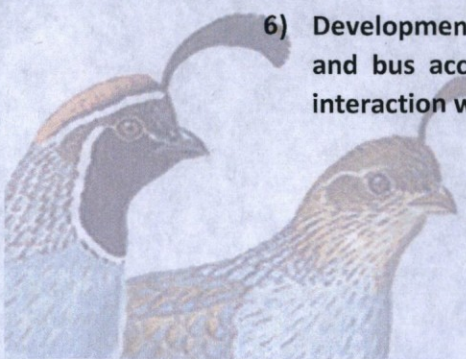
- 4) Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.**

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

- 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 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 contact and 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 adjacent trails located nearby and natural wash corridors and landscaping, residents will be able to take advantage of adjacent 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 palate 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.**

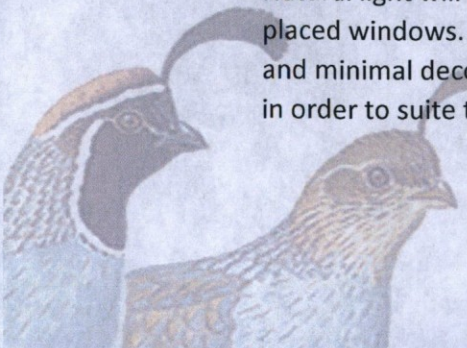
Providing a natural buffer between residences and surrounding properties establishes a natural desert transition into the community. All open spaces will utilize the character of the area and provide a variety of natural vegetation.

**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 maintain 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 open areas with natural desert settings and spectacular view corridors maximized by low building heights. The proposed 9 lot community respects the development and design standards 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 – The open lot layout enhances the natural pedestrian walkways on the site. Recreational trail connections are seen throughout the area, also providing connectivity to surrounding communities. Biking, equestrian, pedestrian paths, trail crossings and trailheads all surround the site. Relaxation and serenity is especially emphasized by low density development and mountain views.

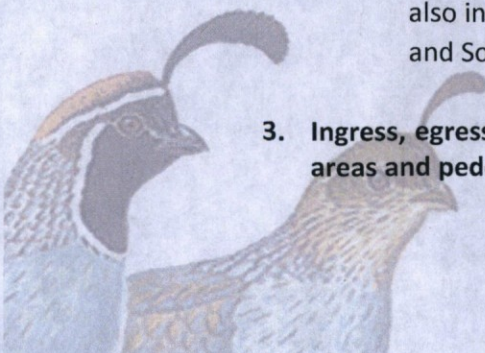
- b. **Avoid excessive variety and monotonous repetition;**

Response - The surrounding area has minimal development. A few smaller single family neighborhoods as well as a golf course are close to the proposed site. The proposed large lot upscale homes with generous setbacks and upscale features will seamlessly integrate the community into the North Scottsdale area while providing a unique natural 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 warm 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 132<sup>nd</sup> 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.

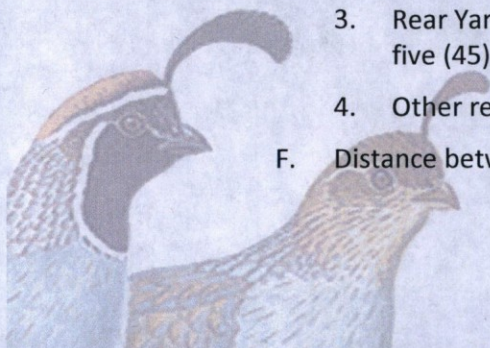
- a. There shall be a front yard having a depth of not less than ~~sixty (60)~~ forty five (45) feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~sixty (60)~~ forty five (45) feet shall be provided on both streets.
- c. On a corner lot, the required front yard 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)

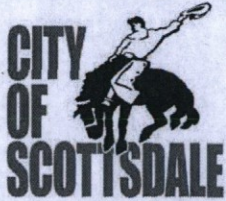
Sec. 5.036. - Signs.

The provisions of article VIII shall apply.

(Ord. No. 2470, § 1, 6-16-92)

[Secs. 5.037—5.099. Reserved.]





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

This request concerns all property identified in the development application.

Pre-application No: 390 - PA - 2016

Project Name: Quail Crest Estates

Project Address: SEC of 132nd St. & Quail Track Rd.

### STATEMENT OF AUTHORITY:

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

### STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

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

Property owner/Property owners agent: ANNIE VOS

Print Name

*Annie Vos*

Signature

### City Use Only:

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

### Planning, Neighborhood & Transportation Division

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

20-ZN-2016  
7/20/2016



## Request To Submit Concurrent Development Applications

### Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input checked="" type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: Quail Track Holdings, LLC  
 Company: Quail Track Holdings, LLC  
 Address: 14400 N 76th Place, Scottsdale, AZ, 85260  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 – 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): Keith J. Miller Title: V.P. CVE, Inc H6A  
 \_\_\_\_\_  
 Signature: *Keith J. Miller* Date: 7/12/16

Official Use Only:	Submittal Date: _____
Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied	
Staff Name (Print): _____	
Staff Signature: _____	Date: _____

**Planning, Neighborhood & Transportation Division**  
 7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088  
 City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)  
 Page 1 of 1 Revision Date: 01/25/2013

20-ZN-2016  
7/20/2016



# Development Application

### Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	Other Application Type Not Listed

Project Name: Quail Crest Estates

Property's Address: SEC of 132nd Street & Quail Track Rd.

Property's Current Zoning District Designation: R1-130 ESL

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

Owner: Quail Track Holdings, LLC

Agent/Applicant: Keith Nichter

Company: Quail Track Holdings, LLC

Company: LVA Urban Design Studio, LLC

Address:

Address: 120 S Ash Ave, Tempe, AZ 85281

Phone:

Fax:

Phone: (480) 994-0994

Fax:

E-mail:

E-mail: knichter@lvadesign.com

Designer:

Engineer: Andrew Jupp

Company:

Company: Kimley-Horn

Address:

Address: 7740 North 16th Street, Ste 300, Phoenix AZ

Phone:

Fax:

Phone: (602) 906-1373

Fax:

E-mail:

E-mail: andrew.jupp@kimley-horn.com

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

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications<sup>1</sup> will be reviewed in a format similar to the Enhanced Application Review methodology.



**Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.



**Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Scott Thull VP  
Owner Signature

CVE, Inc MGR

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning, Neighborhood & Transportation

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

City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)

Page 1 of 3

Revision Date: 05/18/2015

20-ZN-2016  
7/20/2016



# Submittal Fee

Project Name: Preserve Ranch 2 Pre-App#: 390-PA-2016  
Fee Type: PP Fee Amount: \$ 1,140.00  
Staff Name: Steve Perone Signature: SPerone Phone: x2307 Date: 7-20-16

## Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-2500 ♦ Fax: 480-312-7088



# City of Scottsdale Cash Transmittal

## # 107214

107214  
 00920547  
 7/20/2016 PLN-1STOP  
 DHOL HPTC600512  
 7/20/2016 2:11 PM  
 \$1,140.00

**Received From :****Bill To :**

QUAIL TRACK HOLDINGS LLC  
 14400 N 76TH PL  
 SCOTTSDALE, AZ 85260

**Reference #** 390-PA-2016  
**Address** 27077 N 132ND ST  
**Subdivision** PROPERTY DIVISION  
**Marketing Name**  
**MCR** 735-11  
**APN** 216-77-047  
**Owner Information**  
 American Pension Services Inc  
 SCOTTSDALE, AZ

**Lot Number** 1  
**County** No  
**Gross Lot Area** 0  
**NAOS Lot Area** 0  
**Net Lot Area**  
**Number of Units** 1  
**Density**

**Issued Date** 7/20/2016  
**Paid Date** 7/20/2016  
**Payment Type** CHECK  
**Cost Center**  
**Metes/Bounds** No  
**Water Zone**  
**Water Type**  
**Sewer Type**  
**Meter Size**  
 QS 49-60

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	\$1,140.00	100-21300-44221

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

Date: 7/20/2016 Cashier: DHOL  
 Office: PLN-1STOP Mach ID: HPTC6005125  
 Tran #: 1 Batch #: 55671  
 Receipt: 00920547 Date: 7/20/2016 2:11 PM  
 107214  
 3170 REZONING APP \$1,140.00

**TENDERED AMOUNTS:**

Check Tendered: \$1,140.00  
 QUAIL TRACK HOLDINGS LLC  
 Chk #: 1005  
 Transaction Total: \$1,140.00

Thank you for your payment.  
 Have a nice day!

SIGNED BY ANNIE VOSS ON 7/20/2016

Total Amount

**\$1,140.00**

(When a credit card is used as payment I agree to pay the above total amount according to the Cardholder's Agreement.)  
**TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL**

**20-ZN-2016**  
 7/20/2016