

CITY COUNCIL REPORT



Meeting Date: May 9, 2017

General Plan Element: *Character and Design*

General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

Cielo Stellato
3-PP-2016

Request to consider the following:

1. Approval of a final plat for a 14-lot residential subdivision on +/-18.50 acres, located at 36755 N. Lone Mountain Parkway, zoned Single-family Residential, Environmentally Sensitive Lands (R1-43, ESL).

Purpose of Request

The applicant's request is for approval of a final plat for a 14-lot residential subdivision on approximately 18.50 acres. The proposal utilizes amended development standards that include reduced lot area, lot width, and front and side yard setbacks for the R1-43 zoning district. Gated access is provided by a single street which will end in a cul-de-sac, and landscape areas are proposed along the Lone Mountain Parkway frontage to provide a setting for the subdivision.

Key Items for Consideration

- Final plat utilizes amended development standards
- Density is consistent with the surrounding neighborhood
- The applicant is proposing 0.9 acre of additional Natural Area Open Space (NAOS)
- 1.7 acres of NAOS are located in Tracts
- Development Review Board heard this case on October 6, 2016 and approved the preliminary plat with a 6-0 vote
- **Related Policies, References:**
 - Zoning Ordinance
 - Environmentally Sensitive Lands Ordinance
 - Zoning Case: 2-Z-1985
 - 13-AB-2016: concurrent request to abandon a 20-foot wide roadway easement

OWNER

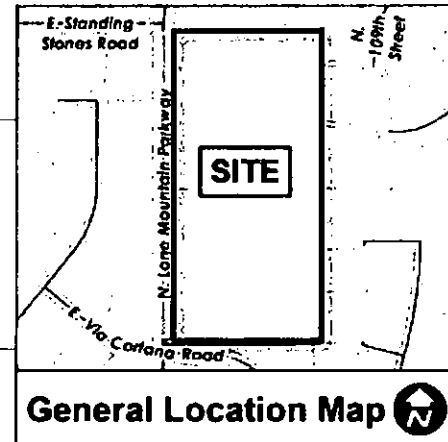
Lone Mountain DDMJ, LLC
602-820-4511

APPLICANT CONTACT

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

LOCATION

36755 N. Lone Mountain Parkway



BACKGROUND

Zoning

The site is zoned Single-family Residential, Environmentally Sensitive Lands, R1-43 ESL. Single-family dwellings, as well as religious and educational facilities are permitted uses in the R1-43 District. The Environmentally Sensitive Lands (ESL) zoning overlay provides additional standards that govern development to preserve the natural desert environment.

General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category includes medium- to small-lot family neighborhoods or subdivisions which can be used as a transition between less intense residential areas and non-residential areas such as office or retail centers.

Context

Located at the northeast corner of N. Lone Mountain Parkway and E. Via Cortana Road, the 18.5-acre parcel is currently undeveloped and is surrounded by existing residential communities (Treviso and Mirabel). The site slopes gently from the northeast to the southwest and includes desert wash corridors that bisect the property.

Adjacent Uses and Zoning

- North Single-family Residential, Environmentally Sensitive Lands, zoned R1-43 ESL (Mirabel Village 8 West).
- South Single-family Residential, Environmentally Sensitive Lands, zoned R1-43 ESL (Treviso).
- East Single-family Residential, Environmentally Sensitive Lands, zoned R1-43 ESL (Treviso Amended).
- West Single-family Residential, Environmentally Sensitive Lands, zoned R1-43 ESL (Treviso).

IMPACT ANALYSIS

Traffic

Arizona Department of Transportation and the City Transportation Department reviewed this proposal and determined that the proposed subdivision will not have an adverse impact on existing traffic patterns.

Water/Sewer

Water and Sewer Design Reports were reviewed and accepted by the Water Resources Division.

School District Comments/Review

Cave Creek Unified School District has been notified of this application.

Natural Area Open Space

The minimum NAOS requirement was based on a slope analysis of the entire site that identified that a minimum of 7.64 acres of NAOS is required. The applicant is proposing to dedicate 8.56 acres which exceeds the minimum requirement by 12 percent or 0.9 acres. Undisturbed NAOS tracts are located along the west side of the proposed community and in the northwest and southwest corners. These tract areas total 1.7 acres of NAOS. Pursuant to Zoning Ordinance Sec. 6.1083., the applicant believes amended development standards are justified.

Policy Implications

This final plat is consistent in density, street alignment, and open space with the requirements of the Zoning Ordinance, and the Design Standards and Policies Manual. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing lots, streets, easements and common tracts.

Community Involvement

The applicant and City staff mailed postcards to property owners within 750 feet of the proposed subdivision site. During the preliminary plat process, city staff received inquiries and written comments on this case specifically regarding the request for the amended development standards.

OTHER BOARDS & COMMISSIONS

Development Review Board

Development Review Board heard this case on October 6, 2016 and approved the preliminary plat with amended standards with a 6-0 vote.

Staff's Recommendation to Development Review Board

Staff recommended that the Development Review Board approve the Cielo Stellato preliminary plat, with stipulations, finding that the provisions of the Land Division Ordinance and the Development Review Board Criteria have been met.

RECOMMENDATION

Recommended Approach:

1. Approval of a final plat for a 14-lot residential subdivision on +/-18.50 acres, located at 36755 N. Lone Mountain Parkway, zoned Single-family Residential, Environmentally Sensitive Lands (R1-43, ESL).

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services
Stormwater Management
Traffic Engineering
Fire and Life Safety

STAFF CONTACT

Meredith Tessier
Senior Planner
480-312-4211
E-mail: mtessier@ScottsdaleAZ.gov


APPROVED BY


Meredith Tessier, Report Author

01/19/2017
Date


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

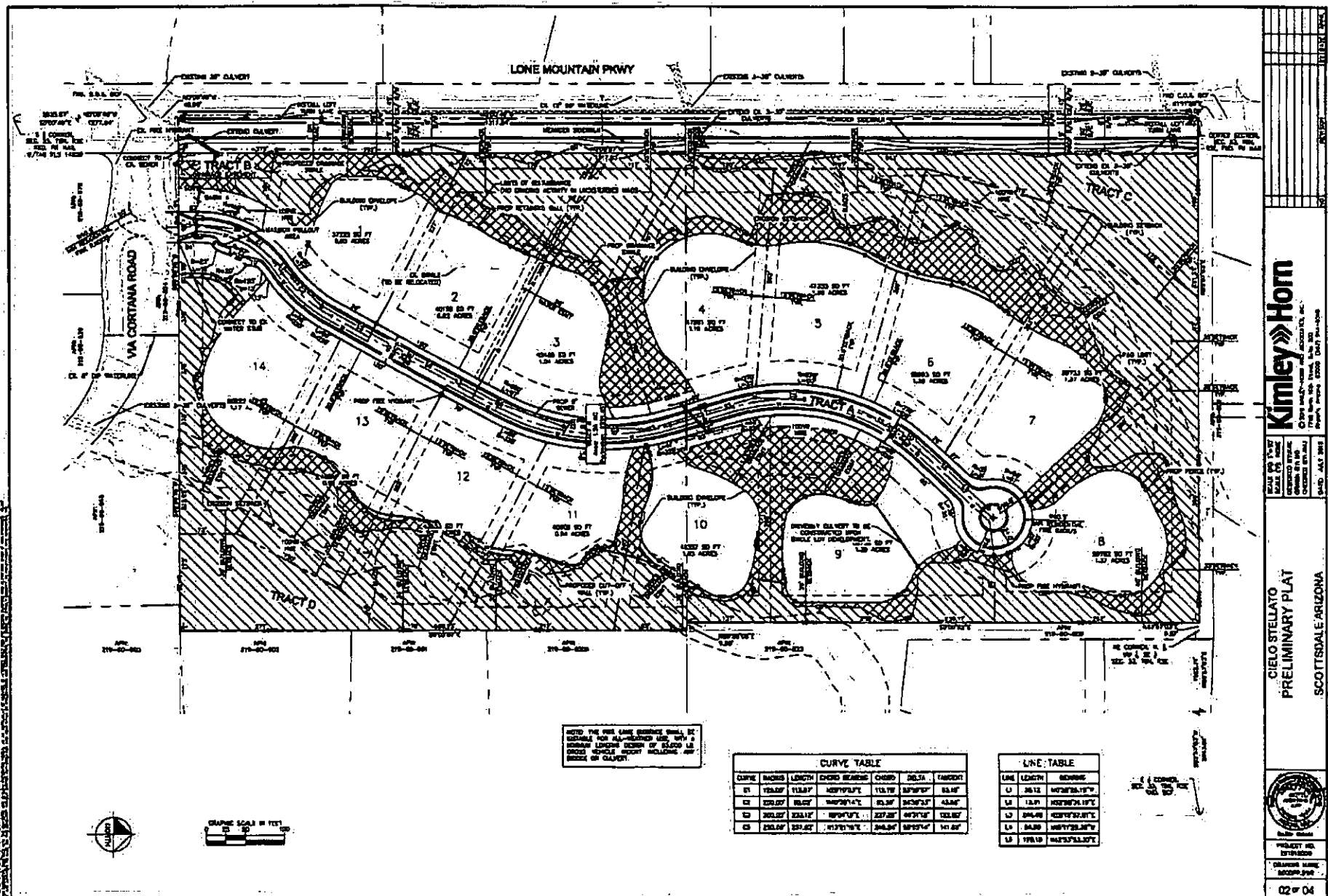
4/12/2017
Date


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

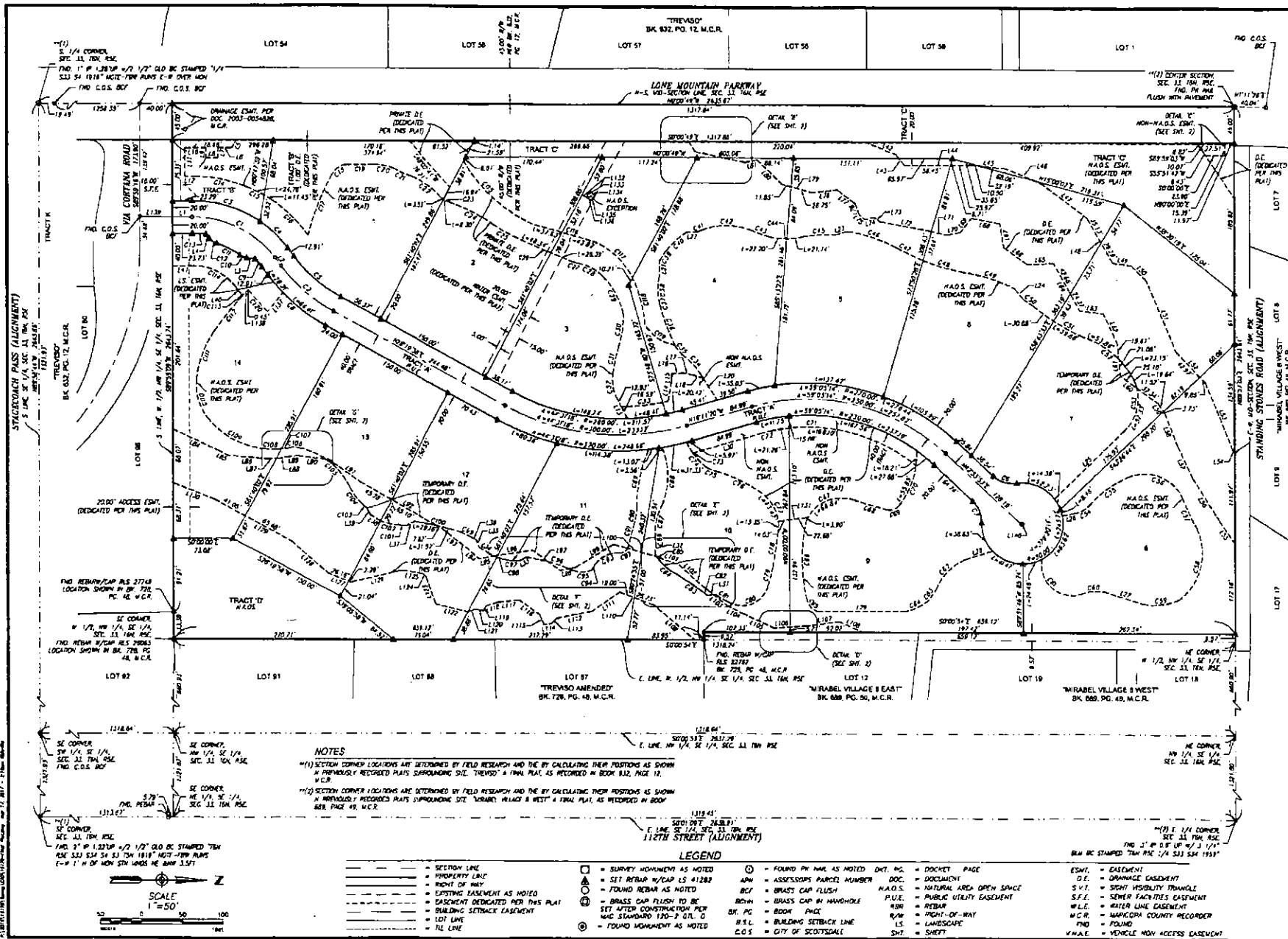
4/19/17
Date

ATTACHMENTS

1. Preliminary Plat
2. Final Plat
3. October 6, 2016 Development Review Board meeting minutes



3-PP-2016
07/29/16



HUBBARD
ENGINEERING

CIELO STELLATO
FINAL PLAT

City of Scottsdale, Maricopa County, Arizona

ABANDONMENT CASE NO. 13-AB-2016

Project No. 18118

Date 04/18/17

Project Manager
ADRIAN BARTON

Project Eng

Sheet No. 5 of 5

7027-16-2



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

Thursday October 6, 2016

SUMMARIZED MEETING MINUTES*

PRESENT:

Suzanne Klapp, Councilmember/Chair
Michael Edwards, Planning Commissioner
Joe Young, Vice Chair
Matthew Mason, Development Member
Prescott Smith, Development Member
Kelsey Young, Design Member

ABSENT:

Kevin Bollinger, Design Member

STAFF:

Steve Venker
Joe Padilla
Greg Bloemberg
Bryan Cluff
Brad Carr
Meredith Tessier
Dan Symer
Steve Perone

CALL TO ORDER

Councilwoman Klapp called the meeting of the Scottsdale Development Review Board to order at 1:00 p.m.

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:
http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

Development Review Board Meeting Minutes 10-6-16

ROLL CALL

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

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to October 6, 2016 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the September 15, 2016 Development Review Board Meeting Minutes

BOARD MEMBER K. YOUNG MOVED TO APPROVE THE SEPTEMBER 15, 2016 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY BOARD MEMBER MASON THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

3. 3-DR-2016 MZ2 Multi-Family

Request approval of the site plan, landscape plan, and building elevations for a new multi-family residential development, with an amended development standard for setback, and comprised of two, three-story buildings, with approximately 16,750 square feet of building area containing 11 dwelling units, all on an approximately 0.32-acre site.

VICE CHAIR J. YOUNG MOVED TO APPROVE 3-DR-2016 SECONDED BY BOARD MEMBER K. YOUNG THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (6) TO ZERO (0).

Development Review Board Meeting Minutes 10-6-16

4. 3-PP-2016 Cielo Stellato

Request approval of a preliminary plat for a 14-lot residential subdivision, with amended development standards for a 25% reduction of lot area, lot width, and yard setbacks, including the natural area open space (NAOS) exhibit, the construction envelope plan, the conceptual landscape plan including walls, gates, signage, lighting, the pedestrian and vehicular circulation plan, all on a 20-acre site.

Sal Rubino provided written comments in opposition.

VICE CHAIR J. YOUNG MOVED TO APPROVE 3-PP-2016 SECONDED BY BOARD MEMBER K. YOUNG THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0) WITH AMENDED DEVELOPMENT STANDARDS AS CORRECTED.

5. 36-DR-2016 Scottsdale Pathways Wayfinding

Request approval of wayfinding signage standards that will be implemented throughout the City of Scottsdale along the public off-street pathway system.

VICE CHAIR J. YOUNG MOVED TO APPROVE 36-DR-2016 SECONDED BY BOARD MEMBER MASON THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

6. 26-DR-2016 Aire on McDowell

Request approval of the building elevations, perimeter theme wall design, and entry feature for a new residential subdivision, with 80 lots on an approximately 6.8-acre site.

VICE CHAIR J. YOUNG MOVED TO APPROVE 26-DR-2016 SECONDED BY BOARD MEMBER K. YOUNG THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0) WITH DELETED STIPULATION AND ADDITIONAL STIPULATION, WITH BOARD MEMBER SMITH RECUSING HIMSELF.

7. 8-ZN-2016 District at the Quarter

Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Section 5.5003, the applicant is requesting a review by the Development Review Board regarding the Development Plan, and to make a recommendation to the Planning Commission and the City Council for a proposed Planned Unit Development comprised of two, four-story buildings with 581,509 square feet of building area containing 622 residential units and 22,025 square feet of non-residential space on 8.84 net acres, as part of an application for a zoning district map amendment from Industrial Park District (I-1) to Planned Unit Development District (PUD).

BOARD MEMBER K. YOUNG MOVED TO RECOMMEND 8-ZN-2016 TO THE PLANNING COMMISSION AND CITY COUNCIL SECONDED BY COMMISSIONER EDWARDS THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0) WITH BOARD MEMBER SMITH RECUSING HIMSELF.

8. 6-ZN-2016 South Scottsdale Mixed-Use

Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Section 5.5003, the applicant is requesting a review by the Development Review Board regarding the Development Plan, and to make a recommendation to the Planning Commission and the City Council for a proposed Planned Unit Development comprised of one, four-story building with 160,730 square feet of building area containing 170 residential units and 11,856 square feet of non-residential space on 2.8 net acres, as part of an application for a zoning district map amendment from Highway Commercial District (C-3) district to Planned Unit Development District (PUD).

BOARD MEMBER MASON MOVED TO RECOMMEND 6-ZN-2016 TO THE PLANNING COMMISSION AND CITY COUNCIL SECONDED BY BOARD MEMBER K. YOUNG THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular session of the Development Review Board adjourned at 1:52 P.M.