

Marked Agendas
Approved Minutes
Approved Reports

**The May 4, 2017
Development Review Board
Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: May 4, 2017

Item No. 3

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

Westworld 15 (Lanes End)
6-PP-2016

Request to consider the following:

1. Request approval of the preliminary plat for a 15-lot residential subdivision with amended development standards which includes reduced front yard setback and reduced rear yard setback; and the wall, entry features and landscape plan on a 7.5-acre site.

Related Policies, References:

Zoning Ordinance

3-ZN-2007: Approval of a rezone from R1-35 ESL to R1-10 ESL

OWNER

Westworld 15, LLC
480-367-4316

APPLICANT CONTACT

Tom Kirk
Camelot Asset One, LLC
480-367-4350

LOCATION

Southwest of 1500 North 102nd Street

BACKGROUND

Zoning

This site is zoned Single-family Residential, Environmentally Sensitive Lands (R1-10 ESL). This zoning district allows residential developments as well other uses such as places of worship, and schools. This site was rezoned for R1-35 ESL to R1-10 ESL in 2007 (3-ZN-2007).

General Plan

The General Plan Land Use Element designates this property as Suburban Neighborhoods. This category includes uses typical to residential neighborhoods and allows for densities ranging from one to eight homes per acre.

Context

This property is located at the western end of North 102nd Street about ½ mile south of McDowell Mountain Ranch Road and two thousand feet east, southeast of North Thompson Peak Parkway. This site is within the Lower Desert Landform and contains a portion of the Old Rio Verde Canal.

Adjacent Uses and Zoning

- North : A large park and school site, zoned O-S ESL.
- South : Golf Course within the Central Arizona Project (CAP) retention basin, zoned O-S ESL.
- East : A single-family subdivision, zoned R-4 ESL and R1-5 ESL.
- West : Golf Course within the CAP retention basin, zoned O-S ESL.

Key Items for Consideration

- Old Rio Verde Canal preserved as NAOS in Tracts
- Public comment received by staff

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request seeks approval of the preliminary plat for a new 15-lot gated residential subdivision with amended development standards on 7.5 acres.

Development Information

- Existing Use: Vacant land
- Proposed Use: Single-family residential subdivision
- Parcel Size: 328,878 square feet / 7.55 gross acres / 6.55 net acres
- Building Height Allowed: 24 feet measured from the elevated pad exhibit approved under 3-ZN-2007
- Building Height Proposed: 24 feet measured from the elevated pad exhibit approved under 3-ZN-2007
- NAOS Required: 82,764 square feet / 1.9 acres

- NAOS Provided: 87,441 square feet / 2.01 acres (scarred area credit)
- Number of Lots Allowed: 15 lots
- Number of Lots Proposed: 15 lots

Amended Development Standards

The application includes amended standards for front and rear yards as follows:

<u>Yard</u>	<u>Current R1-10</u>	<u>Proposed R1-10</u>
	Standard	Standard
Front	30 feet	22.5 feet
Rear	25 feet	18.75 feet

IMPACT ANALYSIS

Traffic

No traffic impacts are anticipated with the proposed subdivision.

Water/Sewer

The Basis of Design Reports for Water and Wastewater were reviewed and accepted by the Water Resources Division. The applicant will construct all water and sewer improvements needed to serve the proposed subdivision.

Public Safety

No impacts to existing service levels are anticipated. The nearest fire station is located at 16701 N. 100th St. approximately 5,873 feet from the site.

Open space

The site includes a portion of the Old Rio Verde Canal corridor. This area will be retained as NAOS. The site abuts developed open space uses on two of its three sides.

Policy Implications

This preliminary plat is consistent in density, street alignment, and open space with the requirements of the Zoning Ordinance and case 3-ZN-2007. All stipulations and ordinance requirements have been addressed.

Community Involvement

Property owners within 750 feet of the site have been notified of the request and the site is posted with the required signage. Staff has received correspondence with concerns about the proposed subdivision and inquires on the trails system adjacent to the property.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends the Development Review Board approve the proposed preliminary plat for

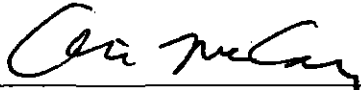
Westworld 15 (Lanes End), per the attached stipulations, finding that the provisions of the Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENT(S)

Planning and Development Services
Current Planning Services

STAFF CONTACT

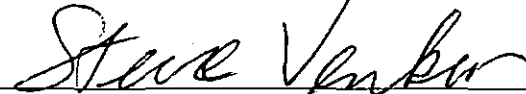
Doris McClay Planner 480-312-4214 E-mail: dmcclay@ScottsdaleAZ.gov



Doris McClay, Report Author

4/18/17

Date



Steve Venker, Development Review Board Coordinator

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

4/18/17

Date



Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

4/24/17

Date

ATTACHMENTS

1. Stipulations
2. Context Aerial
- 2A. Aerial Close-Up
3. Applicant's Narrative
4. Zoning Map
5. Context Aerial with Preliminary Plat
6. Preliminary Plat
7. NAOS plan
8. Wall, Landscape and Entry features plans
9. Citizen Involvement

**Stipulations for Case:
Westworld 15 (Lanes End)
Case: 6-PP-2016**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the improvement plans and plat shall substantially conform to the following documents:
 - a. The preliminary plat submitted by Kimley-Horn, with a city staff date of 2/28/17.
 - b. The amended development standards submitted with a city staff date of 2/18/17.
 - c. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted by Kimley-Horn, with a city staff date of 2/28/17.
 - d. The conceptual wall/entry feature elevations submitted by Camelot Homes, dated 2/28/17 by city staff.
 - e. The conceptual wall, landscape and sensitive design plan submitted by Camelot Homes, with a city staff date of 2/28/17.
 - f. Water Basis of Design for Westworld 15; submitted by Land Development Team, LLC accepted on 1/17/17.
 - g. Wastewater Basis of Design for Westworld 15; submitted by Land Development Team, LLC, accepted on 1/17/17.
 - h. Case Drainage Report for Lanes End; submitted by Kimley-Horn Inc., accepted on 3/20/2017.
 - i. Case Grading and Drainage Plan for Lanes End; submitted by Kimley-Horn Inc., accepted on 3/20/2017.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the site was 3-ZN-2007.

SUBDIVISION PLAT REQUIREMENTS

AIRPORT

DRB Stipulations

2. With the final plans submittal, the owner shall provide noise disclosure notice to potential homeowners, in a form acceptable to the Scottsdale Aviation Director. If development is subject to CC&Rs, the owner shall include the disclosure in the CC&Rs.
3. With the final plans submittal, the owner shall provide a signed and completed Avigation Easement in a form acceptable to the City for recording.
4. With the final plan submittal, the owner shall provide sound attenuation measures in compliance Appendix F to FAA Part 150 Noise Compatibility Study Section 4.00.

STREETS AND RELATED DEDICATIONS:

DRB Stipulations

5. The owner shall dedicate to the city on the final plat the following right-of-way:

Street Name	Street Type	Dedications	Notes
Internal Streets	Local Residential (Rural/ESL)	40-foot-wide tract (DSPM Figure 5.3-19)	a., b., c.

- a. 6-foot-wide sidewalk along at least one side of the street.
- b. Sidewalk must be provided along the south side of the subdivision boundary to connect to the existing sidewalk on the adjacent subdivision.
- c. Dedicate an Emergency and Service Vehicle easement over the entire Tract A of the preliminary plat.

EASEMENTS DEDICATIONS:

Ordinance

- B. The owner shall dedicate to the city on the final plat a 20-foot sewer easement across Tract 'C'.
- C. The owner shall dedicate to the city on the final plat a non-motorized public access easement (NMPAE) that encompasses the vegetation along the Old Rio Verde Canal and extend the NMPAE to the northeast corner of the parcel.
- D. The owner shall dedicate to the city on the final plat a motorized public access easement over the turnaround area that is in front of the gated access.

DRB Stipulations

6. With the final plans submittal, the owner shall provide approval from the Water Resources department to allow any fencing or gates across the public sewer easement.

7. Prior to the issuance of permits, the owner shall submit plans to construct the following street improvements:

Street Name	Street Type	Improvements	Notes
Internal Streets	Local Residential (Rural/ESL)	40-foot-wide tract (DSPM Figure 5.3-19)	a., b.

- a. 6-foot-wide sidewalk along at least one side of the street.
- b. Sidewalk must be provided along the south side of the subdivision boundary to connect to the existing sidewalk on the adjacent subdivision.

OTHER PROPERTY DEDICATIONS:

DRB Stipulation

- E. The owner shall dedicate to the city on the final plat any lot and/or tract to be conveyed to the city for an Easement(s) as shown on the preliminary plat with the city staff date of 2/28/2017, in conformance with the Design Standards and Policies Manual.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- F. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

IMPROVEMENT PLANS REQUIREMENTS

GATE HOUSE(S) AND AMENITY FEATURE DESIGNS:

DRB Stipulations

8. Entrances to private street subdivisions must be gated and designed per DSPM 2-1.1104 and DSPM 2-1.806, Figure 2.1-3.

WALLS, FENCES AND LANDSCAPING:

Ordinance

- G. Natural turf shall not be placed in front yards.

DRB Stipulations

9. Walls within an Intersection & Driveway Sight Distance Triangle and/or a Traffic Safety Triangle shall conform to Section 5.3 of the DSPM.
10. Artificial turf shall not be placed in front yards.

NATURAL AREA OPEN SPACE (NAOS):

DRB Stipulations

11. NAOS that is dedicated over a Public Utility Easement shall be considered as revegetated NAOS.

EXTERIOR LIGHTING:

Ordinance

- H. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting).
- I. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield.

DRB Stipulations

12. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.

13. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0-foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0-foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8-foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

14. Submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager, or designee.
15. Proposed development will revise individual lot grading to drain to the street excluding lots 6, 7, 8, 9 and 10. Excluded lots will have a split-flow drainage and will drain 50% of lot area to the street and 50% to the rear. Number of rear wall openings will be optimized during final design.
16. Final approval of proposed storm drain on the BOR lands is subject to receiving all approvals land owner(s) and user(s).

BRIDGES/WASH CROSSINGS AND HEAD WALLS:

DRB Stipulations

17. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.



Main Street Scottsdale Development

6-PP-2016



Main Street Scottsdale Development

6-PP-2016

ATTACHMENT #2A



CAMELOT HOMES

Aspire Higher™

Westworld 15

Preliminary Plat Application

Project Narrative

(Case # 6-PP-2016)

Project Description:

The Westworld 15 site is approximately 7.5 acres of undeveloped vacant land located west of 102nd Street and south of McDowell Mountain Ranch Rd. The site is surrounded:

- On the east by the Hoffman Property, a built-out Woodside Homes neighborhood in McDowell Mountain Ranch and McDowell Mountain Ranch Parcel U, a built-out Shea Homes neighborhood (both zoned R-4);
- On the west and south by McDowell Mountain Golf Course (zoned O-S);
- On the north by McDowell Mountain Ranch Park and Desert Canyon Elementary/Middle School campus (zoned O-S).

The property is a remnant Arizona State Land Department parcel that was recently auctioned on November 16, 2016. This site was rezoned in 2007 (case #3-ZN-2007) from R1-35 ESL to R1-10 ESL and was the subject of a preliminary plat application also in 2007 (3-PP-2007) which has since lapsed.

The preliminary site plan calls for 15 single family lots ranging in size from 12,800 to 18,204 sq. ft. yielding an overall density of 2.0 units/ gross acre or 2.29 units/net acre. 1.9 acres of NAOS will be provided. All of the NAOS areas will be placed in tracts which will be situated primarily on the perimeter areas of the site.

Purpose of Request:

Camelot Homes requests Development Review Board approval of a master design concept and Preliminary Plat for the Westworld 15 project. The Site was rezoned in 2007 to R1-10 ESL for a maximum of 15 lots and this submittal is in compliance with the 2007 zoning stipulations.

Camelot also desires to use previously approved amended development standards from the 2007 rezoning case (3-ZN-2007) for the R1-10 zoning category as permitted under ESLO as follows:

- Up to 25% reduction of front yard setback
- Up to 25% reduction of rear yard setback
- 24' height restriction as measured from grade established on the elevated pad exhibit dated 2/28/07 for 3 of the 15 lots (lots 5, 6 & 7)

The particular amended development standards are as follows:

- The minimum lot width shall not be less than 80 feet
- The front setback shall not be less than 22.5 feet (to face of building, to face of garage)
- The rear yard setback shall not be less than 18.75 feet
- The side yard setback with be a minimum of 7' per side and 14' combined
- All homes will be restricted to a height not to exceed 24' from natural grade, except for lots 5-7, which will have the height measured from grade established on the elevated pad exhibit dated 2/28/07 from the 3-ZN-2007 zoning case.

NAOS Open Space:

The equivalent of 1.96 acres of NAOS will be provided compared to a calculated requirement of 1.90 acres from the slope analysis. All of the NAOS areas will be placed in tracts which will be situated primarily on the perimeter areas of the site. The site contains a historic channel on the eastern boundary of the site that also creates a natural buffer between this site and the adjacent Hoffman Property community to the east that the City has requested to be preserved. This canal area consists of 20,333 sq. ft., and qualifies for a 2:1 credit for purposes of calculating NAOS area provided in our plan.

Landscaping:

The site appears to have been previously disturbed but has revegetated itself. Of a total of 165 identified trees and 20 cacti, 114 trees and 9 cacti will remain in place. Of the remaining 54 trees and 11 cacti, 6 and 9 respectively are salvageable and will be salvaged and replanted on the site. The landscape theme for the open space tracts is envisioned to maintain the native desert look and feel currently present, with enhanced landscaping limited to the gated entry area. Disturbed areas will be revegetated to a natural condition similar to what exists today in areas designated undisturbed NAOS using plant material generated onsite from de-veg activities and supplemented when necessary with approved plant material from the ESL plant list. A set of front yard landscape guidelines will be developed and administered by the HOA.

Lighting:

This project will comply with the dark sky ordinance provision of ESLO. Project lighting planned is limited to entry monument lighting which will be backlit and gated entry areas which will incorporate down lighting in trees surrounding the entry areas. No street lighting is planned except for required lighting, as determined by the City.

Improvement, Ownership and Maintenance of Common Areas:

The project will include an HOA to provide for the maintenance of all streets, gated entry feature, perimeter walls and other common area tracts within the community. The HOA will also be responsible for the protection and maintenance of the designated NAOS areas. Public infrastructure and publicly dedicated property will be the responsibility of the City of Scottsdale.

Building Heights:

All homes will be restricted to a height not to exceed 24' from natural grade, except for lots 5-7, which will have the height measured from grade established on the elevated pad exhibit dated 2/28/07 from the 3-ZN-2007 zoning case. This improves upon a previous height waiver that applied to 11 of the 15 lots as part of the previous rezoning and preliminary plat cases (3-ZN-2007 and 3-PP-2007).

Native Plant Material Relocation:

Camelot intends to salvage and reuse as much as possible of the native plant material that will be disturbed. Prior to any development a native plant inventory of the site and a native plant salvage report will be prepared. Camelot intends to reuse salvaged material where practical to enhance the open space surrounding the gated entry areas or disturbed open space tracts and disturbed NAOS tracts.

Auction/Purchase of the Property:

Camelot Homes has acquired the property from the Arizona State Land Department at a public auction conducted on November 16, 2016. The patent for the site officially documenting Westworld 15, LLC (an affiliate company of Camelot Homes) as the title holder is in process, awaiting the governor's signature.

Construction/Phasing:

Commencement of infrastructure development is expected to begin in the second quarter of 2017, and take approximately 6 months to complete. Homebuilding is likely to commence around the end of the 3rd quarter or first part of the 4th quarter of 2017.

Development Review Board Criteria:

In considering any application for development, the Development Review Board shall be guided by the following 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:

At 2.0 du/ac this proposed 15 unit development is compatible with the existing surrounding developments which range in density from 3.5 du/ac to 4.4 du/ac and is in compliance with the General Plan. The proposed design theme of the project will maintain Scottsdale's quality driven

development review standards for new housing with architectural character on par with those appropriate for the Sonoran desert and the surrounding neighborhoods.

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 development will be sensitive to the existing Sonoran desert setting and topography. This site slopes from northeast to southwest. Any existing washes that traversed the site were cut off when the historic canal was constructed. The only other significant existing wash corridor is adjacent to the southern property boundary which has some break out impact to 3 lots (lots 5-7) where the pad grade will be adjusted to avoid the break out but won't impact the wash area. The historic canal will be preserved as an NAOS tract. The proposed site plan has been designed such that all of the lots back onto either an NAOS/open space tract or McDowell Mountain Golf Course. The project will be low profile limited to homes not exceeding 24' in height from natural grade, except for 3 lots (lots 5-7) which will have a 30' height limit.

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

Response:

Camelot is known in the industry as a very architecturally driven company. Product planned for this project will be carried over from the nearly complete Camelot Homes Bocara project located on Scottsdale Rd. north of Pinnacle Peak Rd. This product consists of 3 home plans and will have a minimum of 3 elevations per plan, which will provide for great product diversity.

- 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:

The architectural style of the product and related design feature will take into account the Arizona desert with the intent to integrate appropriate shade opportunities and spaces where the outside can be enjoyed while taking into account the climatic conditions. Building materials and colors will be appropriate for the extremes of the environment and selected to blend into the palette of the surrounding neighborhoods.

- d. *Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District;*

Response:

Native plants are considered to be a significant environmental feature that promotes the maintenance of natural conditions and enhances the aesthetic benefits to the community. In conformance with the guidelines of ESLO, the NAOS areas will be preserved to the greatest extent possible. All salvageable material generated from either infrastructure development or home development will be reused on site to enhance what exists today.

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Response:

The project is not in the Historic Property Overlay District.

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.

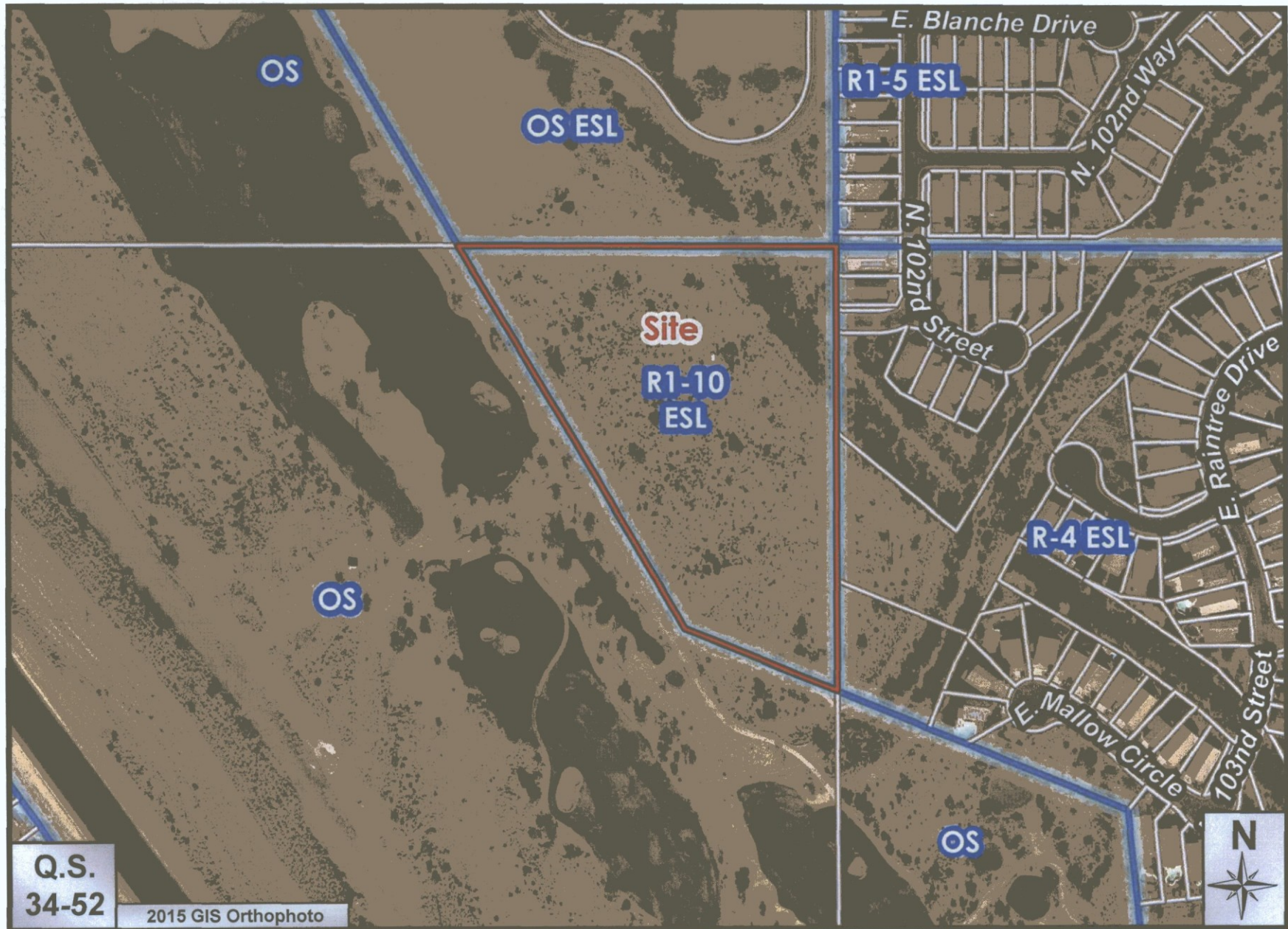
Response:

The site is somewhat land locked with access provided via an existing dead end street stub coming off of 102nd Street; therefore there will not be any cross through traffic in the neighborhood. The project will be gated. The internal private street network is rather limited with cul de sacs on either end of a center street tied to the access point off 102nd Street.

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

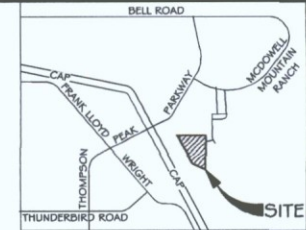
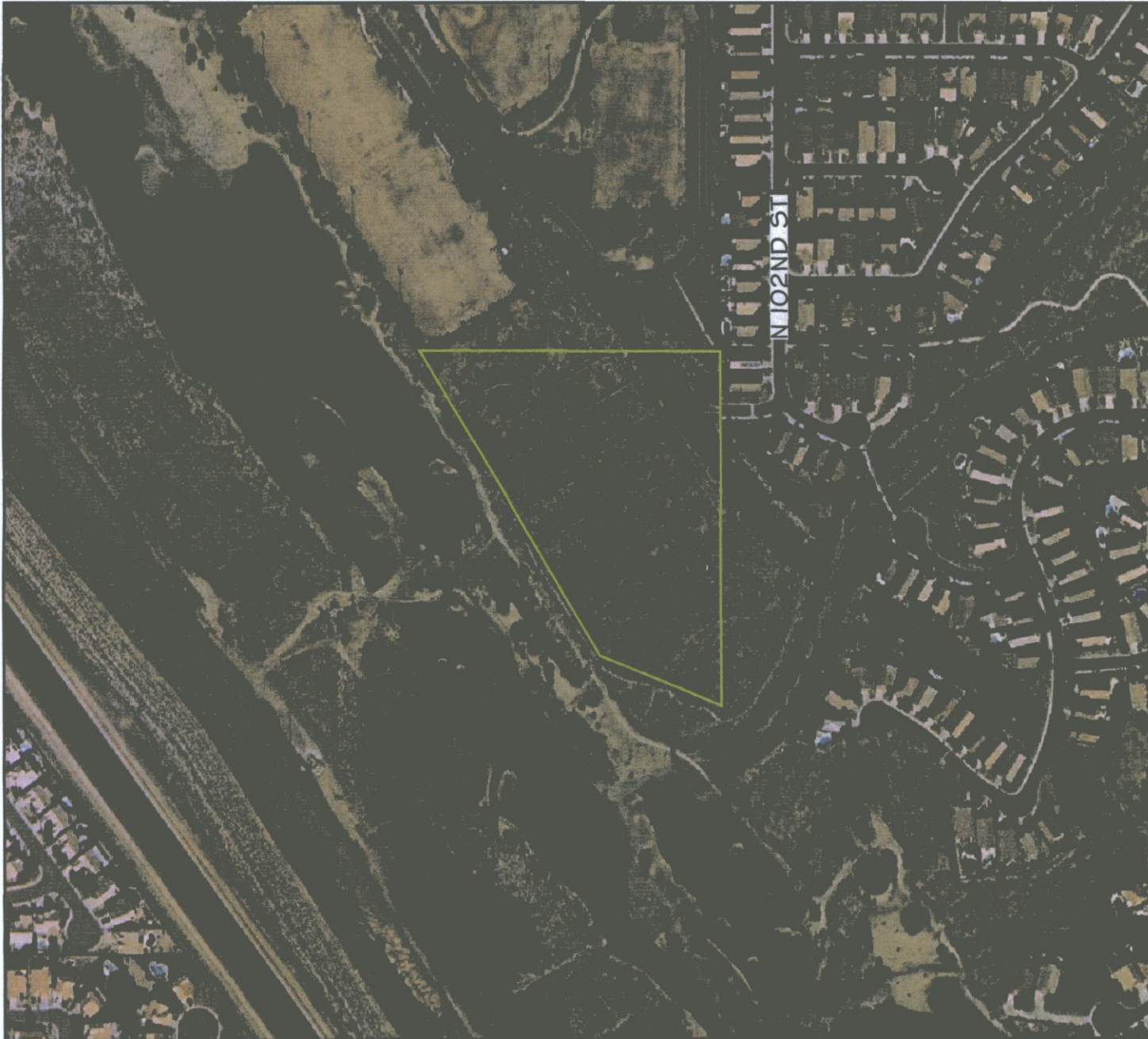
Response:

Any mechanical equipment associated with home development will be screened by screen walls.



Main Street Scottsdale Development

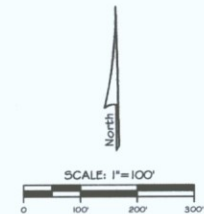
6-PP-2016



VICINITY MAP
NOT TO SCALE

DEVELOPER / OWNER
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 6607 N SCOTTSDALE RD, STE 1100
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 PH: (480) 367-4316
 CONTACT: MR. THOMAS KIRK
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CIVIL ENGINEER
 LAND DEVELOPMENT TEAM, LLC
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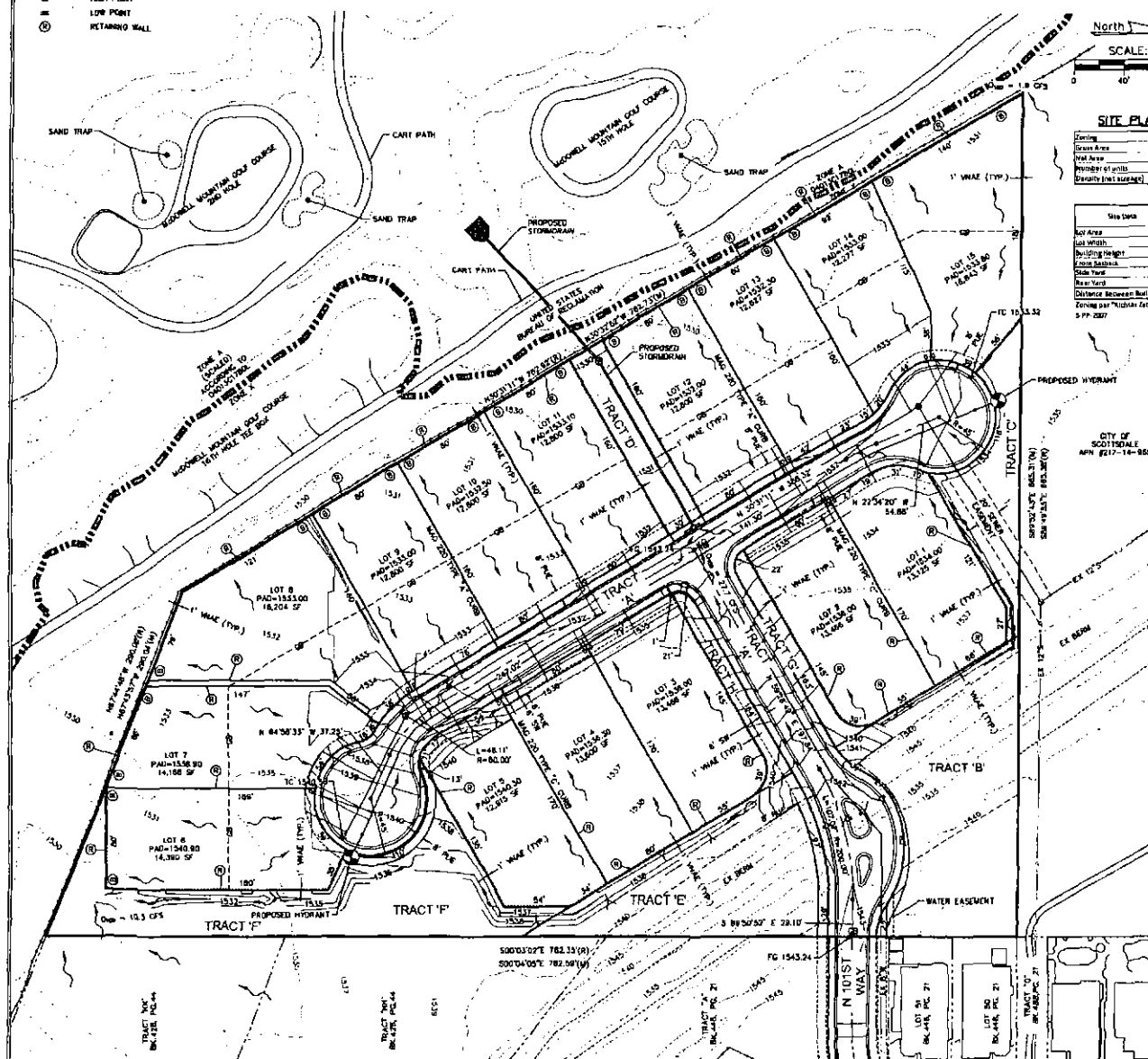
WESTWORLD 15 - STATE LAND
 CONTEXT AERIAL
 SCOTTSDALE, AZ

Date: 12/15/2016
 Project: 16CH1104
 File: 0209_Consulted
 Scale: 1" = 150'
 SHEET
 OF
 851-PA-2016

- LEGEND**
- ① 2" SUBMIT BLOCKS ON EDGE OF COUNTRYSIDE DRAINAGE OPENING
 - FLOW DIRECTION
 - TC TOP OF CURB
 - HP HIGH POINT
 - LP LOW POINT
 - ⊕ RETAINING WALL

LANES END - STATE LAND PRELIMINARY PLAT

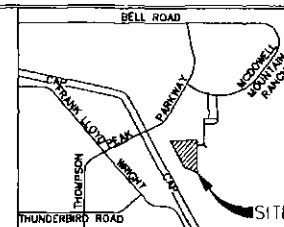
PART OF SECTION 8, T3N, R5E, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY
CITY OF SCOTTSDALE, ARIZONA



SITE PLAN DATA

zoning	R1-0 (R1)
Gross Area	7,581.00
Net Area	6,550.00
Number of lots	35
Density (1st building)	2.28 du/acre

Site Data	zoning
Lot Area	20,000.00
Lot Width	80.00
Building Height	24.00
Access Easement	25.00
Side Yard	7.00
Rear Yard	18.75.00
Distance between Buildings	97.50.00
Existing lot "Public Utility" 5' to 100' and 5' to 100'	

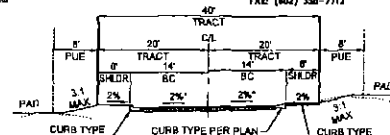


VICINITY MAP
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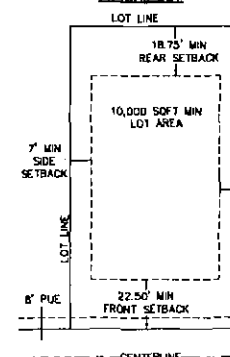
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PH: (480) 987-4318
CONTACT: MR. THOMAS KOK
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TYPICAL LOT



LAND USE TABLE

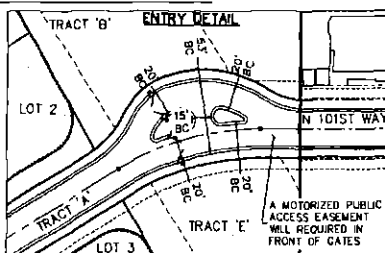
TRACT	USE
1	PRIVATE STREET, PUE
2	OPEN SPACE, RANG, NHPAL, DE
3	OPEN SPACE, RANG, DE, WS
4	OPEN SPACE, RANG, WS
5	OPEN SPACE, RANG, NHPAL, DE
6	OPEN SPACE, RANG, DE
7	OPEN SPACE, RANG, DE
8	OPEN SPACE, DE
9	OPEN SPACE, DE

ACCESS EASEMENT
NATURAL AREA OPEN SPACE
DE-GRASSING EASEMENT
DE-GRASSING EASEMENT

NOTES:

PROPOSED SEWER AND WATER LINES TO BE 8"
THIS PROJECT FALLS WITHIN THE AC-1
AREA AND PER CHAPTER 8, ARIZONA
SCOTTSDALE REVISOR CODE, A VARIATION
REQUIREMENT THAT THE OWNER SHALL
CONDUCT A HEIGHT ANALYSIS.
ADDITIONALLY, AN AVIGATION EASEMENT
NEEDS TO BE RECORDED FOR THE
PROPERTY.

ALL FIRE LANE SURFACES WILL BE
REQUIRED TO SUPPORT A 63,000 LB CYW
PER ASPHA. 2-1 (R22.1)



Kimley-Horn
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PHONE: (602) 358-7711
FAX: (602) 358-7712

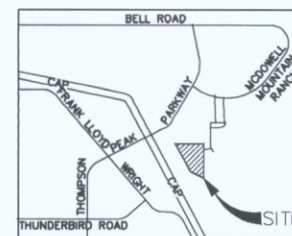
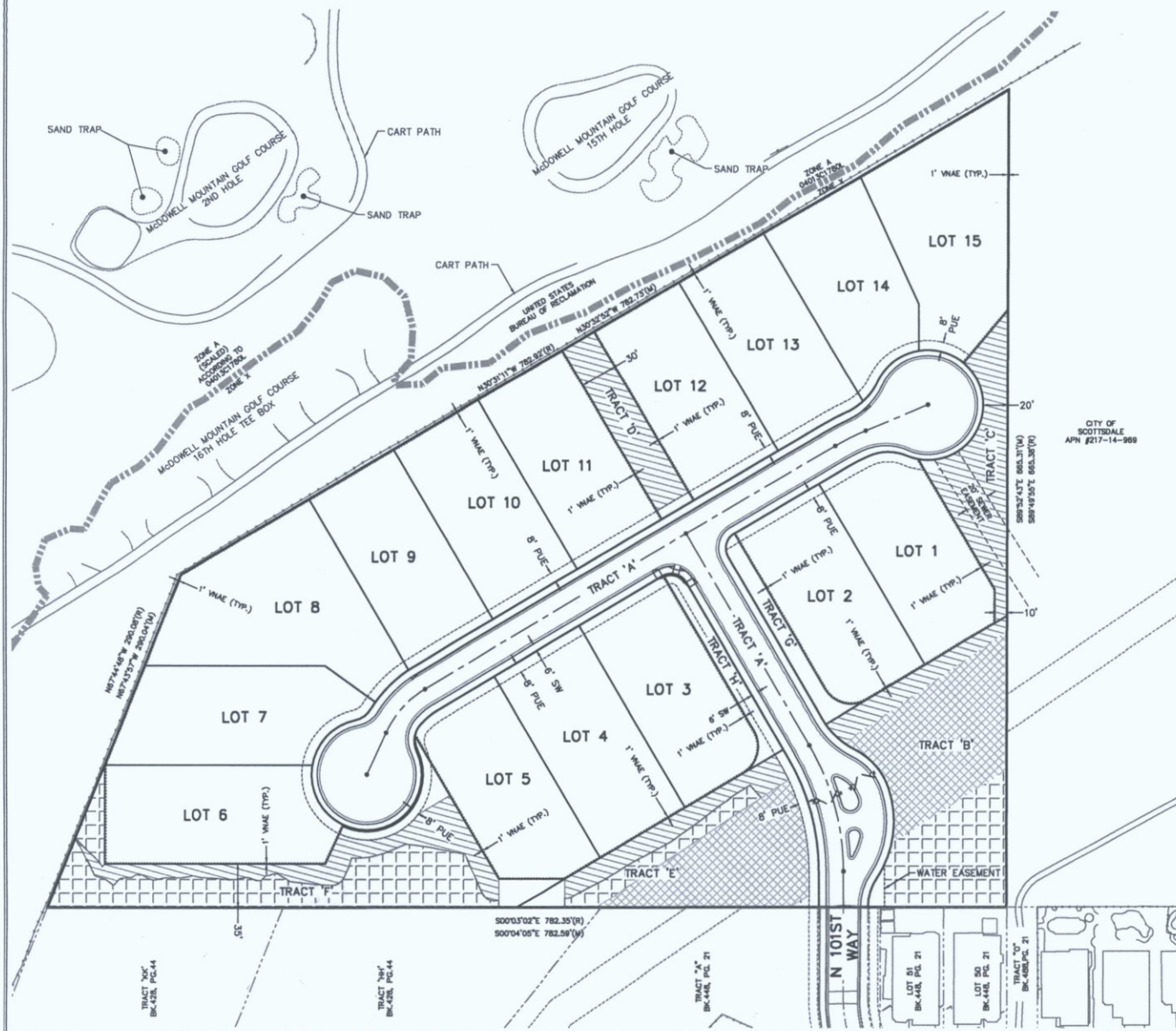
LANES END - STATE LAND
SCOTTSDALE, AZ
PRELIMINARY PLAT

6-PP-2016
2/28/17

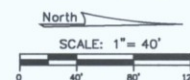
Date: 2/24/2017
Project: 29110400
File: 0000_Plan
Scale: AS NOTED
SHEET
1 OF 1

6-PP-2016 851-PA-2016

LANES END - STATE LAND
NATURAL AREA OPEN SPACE (NAOS) PLAN
 PART OF SECTION 8, T3N, R5E, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY
 CITY OF SCOTTSDALE, ARIZONA



VICINITY MAP
NOT TO SCALE



DEVELOPER / OWNER
 CAMELOT HOMES, INC.
 8607 N SCOTTSDALE RD, STE H100
 SCOTTSDALE, AZ 85250
 PH: (480)387-4318
 CONTACT: MR. THOMAS KIRK
 THOMAS@CAMELOTHOMES.COM

CIVIL ENGINEER
 KIMLEY-HORN & ASSOCIATES
 7740 N 16TH STREET, SUITE 300
 PHOENIX, ARIZONA 85020
 PH: (602) 371-4533
 CONTACT: CURTIS L. BROWN, P.E.
 CURTIS.BROWN@KIMLEY-HORN.COM

LANDSCAPE ARCHITECT
 COLLECTIVE LANDSCAPE ARCHITECTS
 1426 N 2ND STREET, SUITE 200
 PHOENIX, ARIZONA 85004
 PHONE: (602) 308-7711
 FAX: (602) 308-7712

LEGEND

- UNDISTURBED NAOS (0.51 ACRES)
- UNDISTURBED NAOS IN CANAL (0.93 ACRES)
*E.S.L. ALLIANCE 2:1 CREDIT
- REVEGETATED NAOS (0.52 ACRES)

Slope	Area	%	N.A.O.S.
Category			Revised
0% - 7%	5.33 ac	0%	0.52
7% - 10%	8.02 ac	0%	1.72
10% - 15%	5.51 ac	0%	0.56
15% - 20%	5.02 ac	0%	0.50
20% - 25%	5.02 ac	0%	0.50
>25%	5.33 ac	0%	0.52
Total	7.54 ac		1.80
Required Undisturbed N.A.O.S.			1.80
Maximum Revegetated N.A.O.S.			0.57

		2:1 Credit
NAOS Area	45,143 sqft	NA
Canal Area	20,489 sqft	43,798 sqft
Total NAOS		87,441 sqft
Total NAOS (ac)		2.01 ac

Approved Slope Analysis per 3-PP-3207

LANES END - STATE LAND
SCOTTSDALE, AZ
PRELIMINARY PLAT

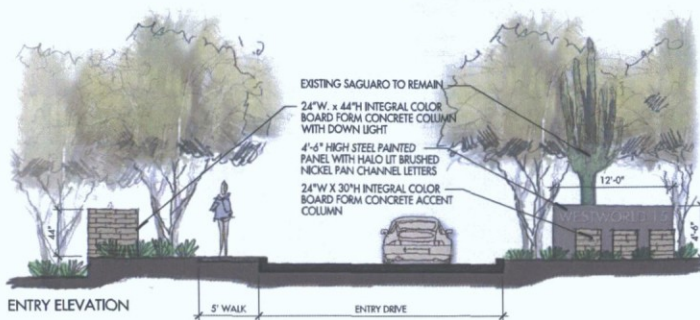
Date: 2/24/2017
Project: 29110400
File: 6-PP-2016-851-PA-2016
Scale: AS NOTED
1 SHEET OF 1

Kimley»Horn
 © 2017 KIMLEY-HORN AND ASSOCIATES, INC.
 10000 N. CENTRAL EXPRESSWAY
 PHOENIX, ARIZONA 85020 (602) 944-5000



6-PP-2016-851-PA-2016
 602-363-1100
 1-800-STAKE-IT
 BLUE STAKE DESIGN

6-PP-2016
2/28/17



DECORATIVE PAVERS (ENTRY)
MANUFACTURER: BELGARD - CAMBRIDGE CORAL
COLOR: # TOSCANA BURN, 3-INCHES MODULAR



WALL DOWN LIGHT
MANUFACTURER: FOCUS LIGHTING
MODEL: # SL-04, LED PANEL



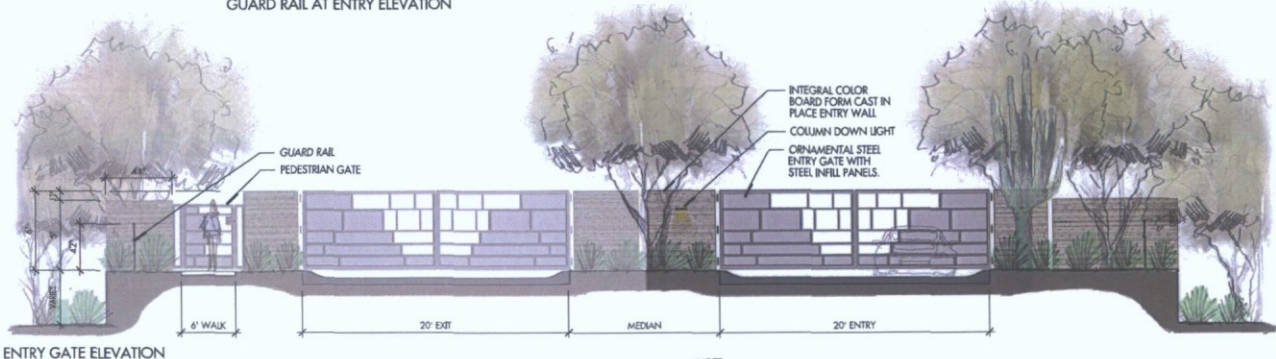
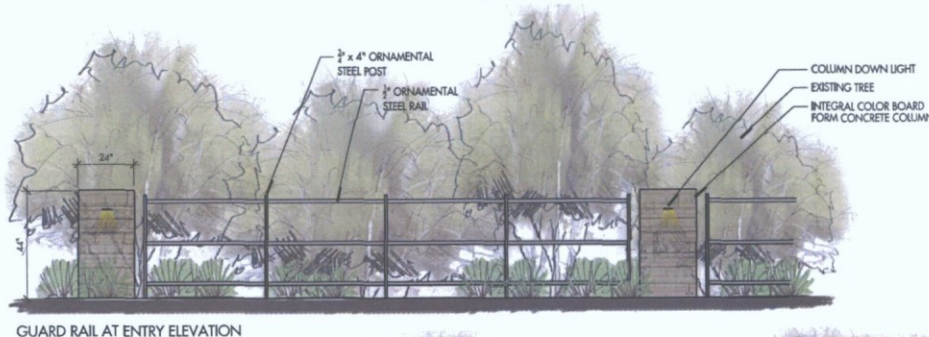
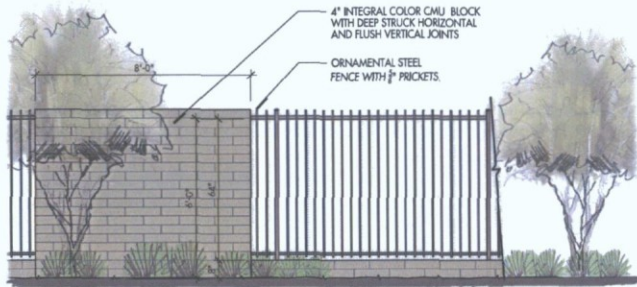
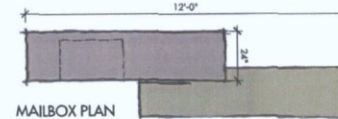
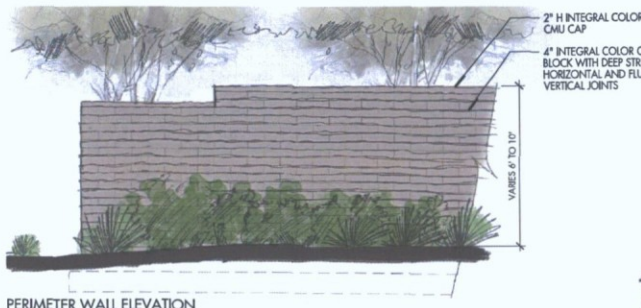
TREE DOWN LIGHT
MANUFACTURER: FOCUS LIGHTING
MODEL: # SL-03-SLT, LED BUB (ALUM)



MAILBOX DOWN LED STRIP LIGHT
MANUFACTURER: RICHMOND STEP LITE
MODEL: # RW024 LED



ORNAMENTAL STEEL
1-1/2" SQUARE POST, 1/2" PRICKETS @ 4" O.C.
COLOR: DUNN EDWARDS 'IRON FUTURE'



NOTE:
** A "KEY SWITCH/PRE-EMPTIVE SENSOR" IS REQUIRED FOR COMMERCIAL/MULTI-FAMILY GATED COMMUNITIES (FIRE ORDINANCE 4045.503.6.1)



WESTWORLD 15
SCOTTSDALE, ARIZONA

WALL/ENTRY FEATURE ELEVATIONS

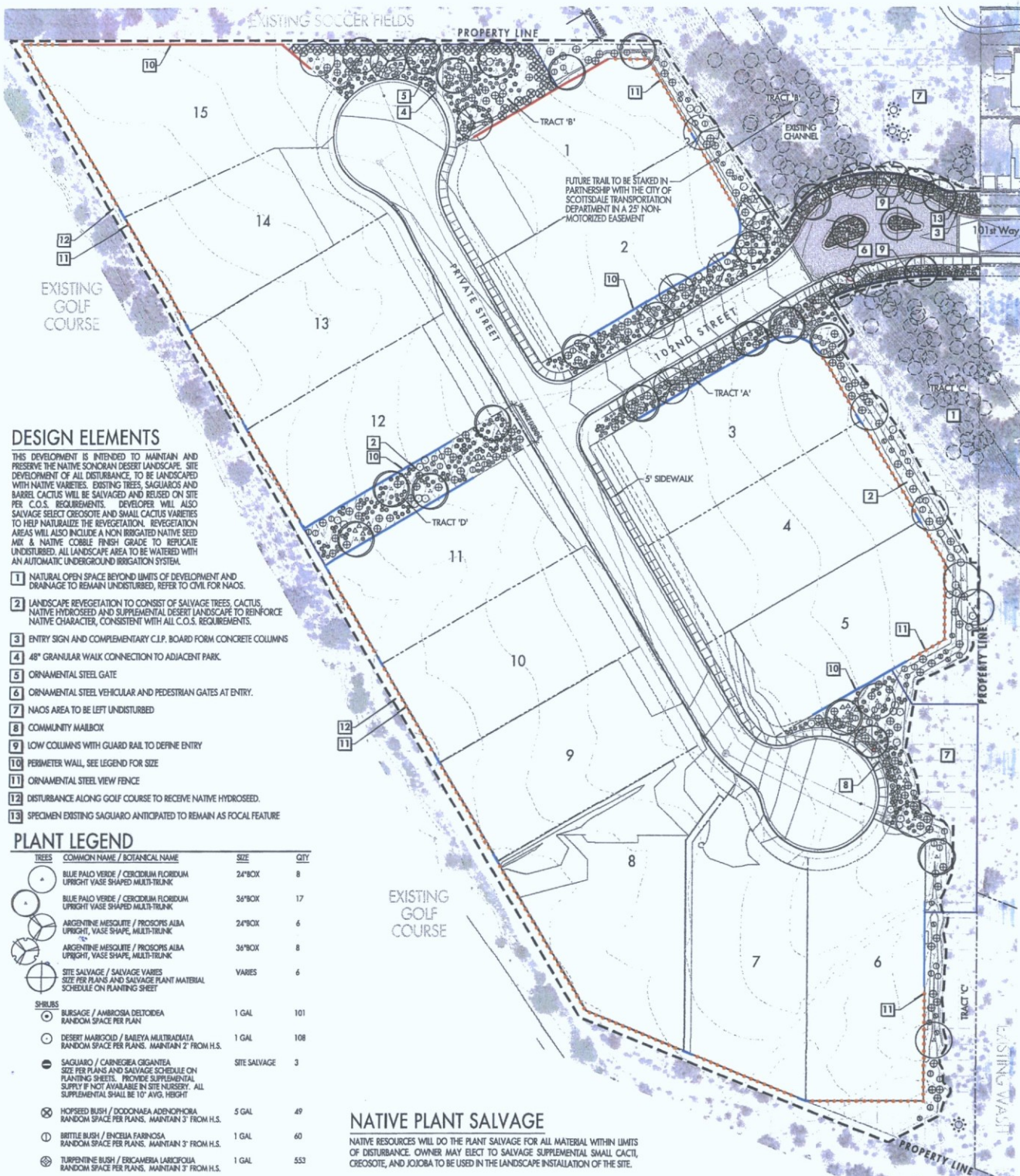
6-PP-2016
2/28/17



24 FEBRUARY 2017

ATTACHMENT #8

IECT # 851-PA-2016 6-PP-2016



DESIGN ELEMENTS

THIS DEVELOPMENT IS INTENDED TO MAINTAIN AND PRESERVE THE NATIVE SONORIAN DESERT LANDSCAPE. SITE DEVELOPMENT OF ALL DISTURBANCE, TO BE LANDSCAPED WITH NATIVE VARIETIES. EXISTING TREES, SAGUAROS AND BARREL CACTUS WILL BE SALVAGED AND REUSED ON SITE PER C.O.S. REQUIREMENTS. DEVELOPER WILL ALSO SALVAGE SELECT CREOSOTE AND SMALL CACTUS VARIETIES TO HELP NATURALIZE THE VEGETATION. REVEGETATION AREAS WILL ALSO INCLUDE A NON-BIGGATED NATIVE SEED MIX & NATIVE COBBLE FINISH GRADE TO REPLICATE UNDISTURBED. ALL LANDSCAPE AREA TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

- 1 NATURAL OPEN SPACE BEYOND LIMITS OF DEVELOPMENT AND DRAINAGE TO REMAIN UNDISTURBED, REFER TO CIVIL FOR NAOS.
- 2 LANDSCAPE REVEGETATION TO CONSIST OF SALVAGE TREES, CACTUS, NATIVE HYDROSEED AND SUPPLEMENTAL DESERT LANDSCAPE TO REINFORCE NATIVE CHARACTER, CONSISTENT WITH ALL C.O.S. REQUIREMENTS.
- 3 ENTRY SIGN AND COMPLEMENTARY C.I.P. BOARD FORM CONCRETE COLUMNS
- 4 48" GRANULAR WALK CONNECTION TO ADJACENT PARK.
- 5 ORNAMENTAL STEEL GATE
- 6 ORNAMENTAL STEEL VEHICULAR AND PEDESTRIAN GATES AT ENTRY.
- 7 NAOS AREA TO BE LEFT UNDISTURBED
- 8 COMMUNITY MAILBOX
- 9 LOW COLUMNS WITH GUARD RAIL TO DEFINE ENTRY
- 10 PERIMETER WALL, SEE LEGEND FOR SIZE
- 11 ORNAMENTAL STEEL VIEW FENCE
- 12 DISTURBANCE ALONG GOLF COURSE TO RECEIVE NATIVE HYDROSEED.
- 13 SPECIMEN EXISTING SAGUARO ANTICIPATED TO REMAIN AS FOCAL FEATURE

PLANT LEGEND

TREES	COMMON NAME / BOTANICAL NAME	SIZE	QTY
	BLUE PALM VERDE / CERODIUM FLORIDUM UPRIGHT VASE SHAPED MULTI-TRUNK	24"BOX	8
	BLUE PALM VERDE / CERODIUM FLORIDUM UPRIGHT VASE SHAPED MULTI-TRUNK	36"BOX	17
	ARGENTINE MESQUITE / PROSPERIS ALBA UPRIGHT, VASE SHAPE, MULTI-TRUNK	24"BOX	6
	ARGENTINE MESQUITE / PROSPERIS ALBA UPRIGHT, VASE SHAPE, MULTI-TRUNK	36"BOX	8
	SITE SALVAGE / SALVAGE VARIES SIZE PER PLANS AND SALVAGE PLANT MATERIAL SCHEDULE ON PLANTING SHEET	VARIES	6
SHRUBS			
	BURSAGE / AMBROBIA DELTOIDEA RANDOM SPACE PER PLAN	1 GAL	101
	DESERT MARIGOLD / BAILEYA MULTIRADIATA RANDOM SPACE PER PLANS, MAINTAIN 2' FROM H.S.	1 GAL	108
	SAGUARO / CARNEGIEA GIGANTEA SIZE PER PLANS AND SALVAGE SCHEDULE ON PLANTING SHEETS. PROVIDE SUPPLEMENTAL SUPPLY IF NOT AVAILABLE IN SITE NURSERY. ALL SUPPLEMENTAL SHALL BE 10' AVG. HEIGHT	SITE SALVAGE	3
	HOPSEED BUSH / DODONAEA ADENOPHYLLA RANDOM SPACE PER PLANS, MAINTAIN 3' FROM H.S.	5 GAL	49
	BITTLE BUSH / BRICKELLIA FAIRBANKS RANDOM SPACE PER PLANS, MAINTAIN 3' FROM H.S.	1 GAL	60
	TURPENTINE BUSH / ERICAMERIA LARICIFOLIA RANDOM SPACE PER PLANS, MAINTAIN 3' FROM H.S.	1 GAL	553
	CHUPAROSA / JUSTICIA CALIFORNICA PLANT TO FORM MASS, MAINTAIN 3' FROM H.S.	5 GAL	69
	CREOSOTE BUSH / LARREA TRIDENTATA RANDOM SPACE PER PLAN	5 GAL	184
	TEDDYBEAR CHOLLA / OPUNTIA BIGELOWII	5 GAL	44
	PARRY'S BEARDTONGUE / PENSTEMON PARRYI ACCENT GENERALLY UNDER TREES, 2' FROM H.S.	1 GAL	26
	JOJOBA / SIMMONDSIA CHINENSIS RANDOM SPACE PER PLANS, MAINTAIN 3' FROM H.S.	5 GAL	44
	BARREL CACTUS / SITE SALVAGE	SITE SALVAGE	2
	DESERT GLOMERALCOW / SPHAERALCEA AMBIGUA RANDOM SPACE PER PLANS, MAINTAIN 3' FROM H.S.	1 GAL	45
	BANANA YUCCA / YUCCA BACCATA RANDOM SPACE PER PLANS, MAINTAIN 4' FROM H.S.	5 GAL	44
	EXISTING TREE ANTICIPATED TO REMAIN		
	SAGUARO TO REMAIN		

NATIVE PLANT SALVAGE

NATIVE RESOURCES WILL DO THE PLANT SALVAGE FOR ALL MATERIAL WITHIN LIMITS OF DISTURBANCE. OWNER MAY ELECT TO SALVAGE SUPPLEMENTAL SMALL CACTI, CREOSOTE, AND JOJOBA TO BE USED IN THE LANDSCAPE INSTALLATION OF THE SITE.

WALL LEGEND

SYMBOL	DESCRIPTION
	PERIMETER WALL (8'-0")
	THEME WALL (6'-0")
	ORNAMENTAL STEEL VIEW FENCE
	GUARD RAIL AND DECORATIVE COLUMN
	GUARD RAIL
	MAILBOX
	LIMIT OF DISTURBANCE

NAOS LEGEND

SYMBOL	DESCRIPTION
	NAOS REVEGETATION
	2:1 NAOS CREDIT
	NAOS

*REFER TO CIVIL PLANS FOR ALL NAOS CALCULATIONS



WESTWORLD 15
SCOTTSDALE, ARIZONA

WALL, LANDSCAPE, & SENSITIVE DESIGN PLAN



24 FEBRUARY 2017
collectiv

6-PP-2016
2/28/17

PROJECT # 851-PA-2016 6-PP-2016

Attn:

2-1-17

Louis McClay:

As per our phone conversation here our concerns about Parcel 217-16-408, Case Westworld 15, Case Number 6-18-2016

This site is land locked so the only access is off 102nd Street in Discovery Canyon. Discovery Canyon is a planned community built by Woodside & Shea in 1999-2000, they did not plan for another development off 102nd St.

Now Camelot Homes wants to build 15 homes with no access except 102nd narrow street with about 45 new cars coming and going.

1. Does the existing sewer system have the capacity for 15 extra homes added to this system also the electric, water pressure, gas have the proper capacity for these 15 large homes??
2. A new street should be made for this deadend development for the extra traffic - they can purchase land from Mc Dowell Mt Ranch
3. The property is a sanctuary for the wild life of Arizona. Will they relocate the bobcats, coyotes, javelinas, rattlesnakes, scorpions etc or will they roam into Discovery Canyon.
4. The heavy equipment will not be able to maneuver thru the narrow streets of Discovery Canyon besides making noise and dirt and tearing up the roads. After 20 years a developer wants to build disrupting this quiet community (one way in and one way out) not acceptable

5. What about the local school system
with the increase of children?

Please keep us updated on this project

Thank you

Martin and Ann Kaufman
10207 E. Hillery Ave
Scottsdale, AZ 85255
Annmarton1018@msn.com

McClay, Doris

From: jason.alexander.az@gmail.com
Sent: Tuesday, January 03, 2017 12:07 PM
To: Perone, Steve
Subject: Quartz trail access, 6-PP-2016 WESTWORLD 15



Hello, This project appears to directly abut the City Quartz trail on the south and west. Additionally, it will be built over two existing social trails that connect the Quartz Trail to the McDowell Mountain Ranch soccer fields (at the east and west sides of the development area). What plans are there to maintain the existing official Quartz trail, and provide an easement, multiuse path or similar connecting Quartz to the park?
Thank you -- sent by Jason Alexander (case# 6-PP-2016)



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McClay, Doris

From: Tom Kirk <tkirk@CAMELOTHOMES.com>
Sent: Friday, March 03, 2017 11:45 AM
To: annmartin1018@msn.com
Cc: McClay, Doris
Subject: Westworld 15 6-PP-2016

Dear Mr. & Mrs. Kaufman

Your letter to Doris McClay, dated 2/1/17, was forwarded to me and I wanted to take the opportunity to address your comments and concerns.

The site in question was the property of the Arizona State Land Dept. They put it up for auction in November 2016 and we acquired the site at a public auction. This same site went through a similar process in the 2006/2007 time frame however the entity who originally bought the site at auction from the State was unable to complete the full purchase transaction and it reverted back to the State until our acquisition in November. As part of the 2006/2007 auction process the site was rezoned to its current R-10 residential designation and a preliminary plat was approved by the City of Scottsdale to allow 15 home sites. While the development of the site did not proceed because of the economic and real estate downturn, the zoning remained in place to permit this development.

At this time Camelot Homes is refreshing the previously approved preliminary plat with minor adjustments but otherwise will be subject to the development stipulations that were part of the 2007 approval.

As you note, the site is land locked with only one point of access off 102nd Street. There are no other viable access routes to the site due to the development of the surrounding properties. Access for future development was obviously contemplated by the road stub-in that was constructed at the end of 102nd St. Construction traffic will admittedly be an inconvenience for the neighboring community because of this singular access point.

There is existing capacity in the sewer and water facilities that are already in the ground which we will tie into. Gas, telephone and cable exist as well that will be extended into the new development.

The school system does have existing capacity to handle these 15 new homes.

While this site is used now by existing wildlife, wildlife corridors will continue to exist to the west, east and south of the site. The golf course and drainage basins adjacent to the golf course provide ample habitat for existing wildlife. The Old Verde Canal alignment will also remain as open space, except for a street crossing to access the site.

In closing we know that development adjacent to an existing built-out neighborhood will be an inconvenience to the existing residents. It is clearly the downside of new development but we'll do what we can to minimize the inconvenience and be good neighbors.

Kind Regards

Tom

Thomas Kirk | Chief Operating Officer | Camelot Homes, Inc.
6607 N. Scottsdale Rd., Suite H-100 | Scottsdale, AZ 85250
Tel 480-367-4316 | Fax 480-367-4350 | Cell 602-228-7997 | www.camelothomes.com | ROC# B-067408





CAMELOT HOMES

Aspire Higher™

Westworld 15

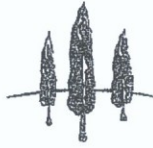
Citizen and Neighborhood Involvement

Report

Case # 851-PA-2016

On December 23, 2016 Camelot Homes sent a supplemental letter to the property owners within 750' of the property boundary who received the December 21, 2016 letter referred to below informing them of initial letter omitted two required items which were the case # (851-PA-2016) and the City planner contact name and contact information. This supplemental letter reiterated the text from the original letter. The letter was sent to approximately 115 property owners using the same list of addressees as the December 21st letter. Due to the timing of the letter, no comments or inquires have been received. A copy of the supplemental letter is included with this report

On December 21, 2016 Camelot Homes sent a letter to property owners within 750' of the property boundary informing them of our Preliminary Plat application submittal. This letter also included a copy of the preliminary plat and a parcel location exhibit. The letter was sent to approximately 115 property owners. Due to the timing of the letter, no comments or inquires have been received. A copy of the letter and list of addressees is included with this report



CAMELOT HOMES

Aspire Higher™

December 23, 2016

RE: Westworld 15 Preliminary Plat Application – Case # 851-PA-2016

Dear Neighbor,

Our recent letter dated December 21, 2016 omitted two items that should been included therefore this letter supplements our earlier one. The preliminary plat and location exhibits that were included in the initial letter remain unchanged.

We're writing to advise you that we've recently submitted an application to the City of Scottsdale to request approval of a preliminary plat for the former state land parcel located west of 102nd St., adjacent to the McDowell Mountain Golf Course. Our preliminary plat (see copy attached) provides for 15 single-family homes on approximately 7.5 acres and is virtually the same as the site plan used in the zoning case for this site in 2007. Approximately 25% of the site will be preserved as Natural Area Open Space (N.A.O.S).

If you have any questions or comments, please do not hesitate to contact me at 480-367-4316 or by email at tomk@camelothomes.com. The City of Scottsdale Planner assigned to this case is Doris McClay. Doris can be reached at 480-312-4214 or DMcClay@scottsdaleaz.gov. The City case number for this project is 851-PA-2016.

Sincerely,

Thomas Kirk
Chief Operating Officer

6607 North Scottsdale Rd., Suite H-100, Scottsdale, AZ 85250
ph: 480.367.4300 fx: 480.367.4350

www.camelothomes.com



CAMELOT HOMES

Aspire Higher™

December 21, 2016

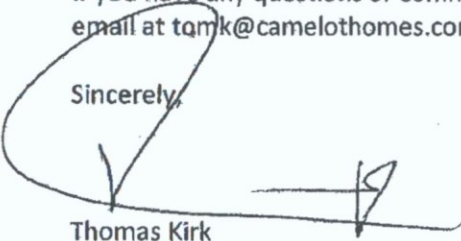
RE: Westworld 15 Preliminary Plat Application

Dear Neighbor,

We're writing to advise you that we've recently submitted an application to the City of Scottsdale to request approval of a preliminary plat for the former state land parcel located west of 102nd St., adjacent to the McDowell Mountain Golf Course. Our preliminary plat (see copy attached) provides for 15 single-family homes on approximately 7.5 acres and is virtually the same as the site plan used in the zoning case for this site in 2007. Approximately 25% of the site will be preserved as Natural Area Open Space (N.A.O.S).

If you have any questions or comments, please do not hesitate to contact me at 480-367-4316 or by email at tomk@camelothomes.com.

Sincerely,



Thomas Kirk
Chief Operating Officer

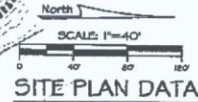
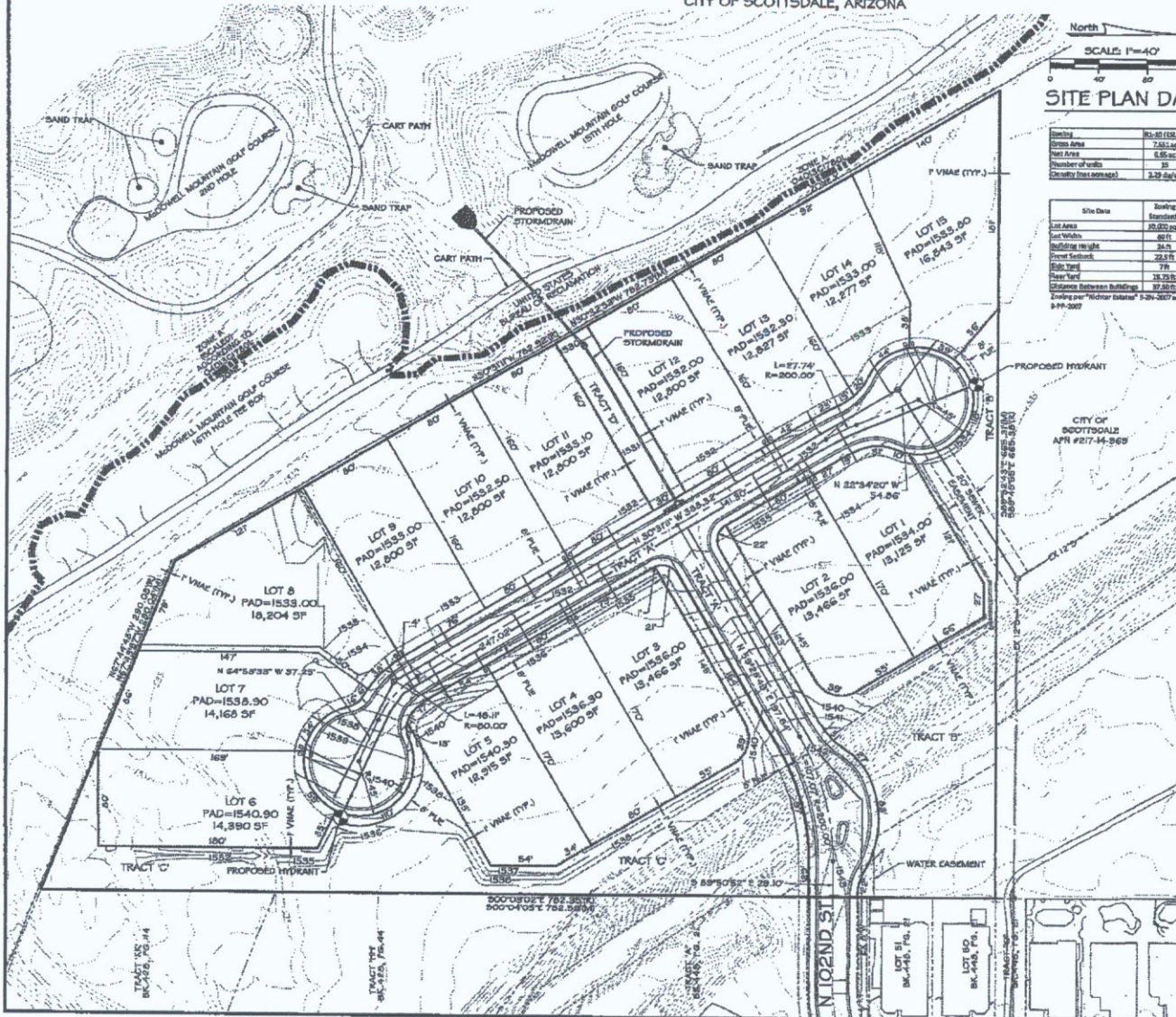
encl: Preliminary Plat

6607 North Scottsdale Rd., Suite H-100, Scottsdale, AZ 85250
ph: 480.367.4300 fx: 480.367.4350

www.camelothomes.com

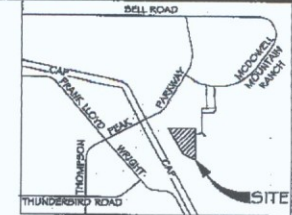
WESTWORLD 15 - STATE LAND PRELIMINARY PLAT

PART OF SECTION 8, T3N, R5E, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY
CITY OF SCOTTSDALE, ARIZONA



SITE PLAN DATA	
Tract Area	35.40 (SRL)
Tract Area	7.83 ac
Net Area	6.96 ac
Number of Lots	15
Capacity (first stage)	3.32 dw/acre

Site Data	
Lot Area	20.00 sq ft
Tract Area	35.40
Building Footprint	24.5
Permit Setback	22.5 ft
Side Setback	7 ft
Front Setback	18.75 ft
Change Between Buildings	37.50 ft
Building per "Richer Island" 5-24-2007 and 6-19-2007	



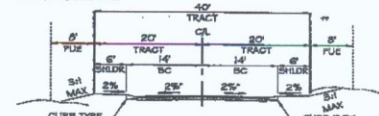
VICINITY MAP

DEVELOPER / OWNER
DANIEL TOMBS, INC.
8807 N. SCOTTSDALE RD., STE 1900
SCOTTSDALE, AZ 85250
PH: (480) 947-4316
CONTACT: MR. THOMAS KIRK
TKIRK@DANIELTOMBS.COM

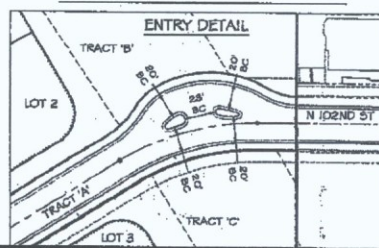
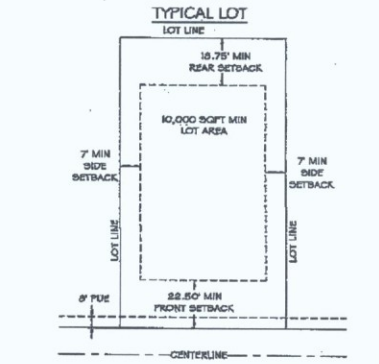
CIVIL ENGINEER
LAND DEVELOPMENT TEAM, LLC
3482 EAST SHAW BLVD., SUITE 156
PHOENIX, ARIZONA 85038
PH: (602) 996-5700
FAX: (602) 996-5701
CONTACT: CURTIS L. BROWN, P.E.
CBL@LDT-TEAM.COM

LANDSCAPE ARCHITECT
COLLECTIV LANDSCAPE ARCHITECTS
1426 N. 2ND STREET, SUITE 200
PHOENIX, ARIZONA 85004
PHONE: (602) 358-7711
FAX: (602) 358-7712

NOTE:
PROPOSED SEWER AND
WATER LINES TO BE 6"



TYPICAL LOT



WESTWORLD 15 - STATE LAND
SCOTTSDALE, AZ
PRELIMINARY PLAT

Date: 12/15/2016
Project: 16211004
File: 16211004.dwg
Sheet: AS NOTED
SHEET 1 OF 1