

**Marked Agendas
Approved Minutes
Approved Reports**

Ordinance No. 4310

Resolution No. 10814

Official /Signed Resolution can be found at:
<https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>

City Council Hearing 6/13/2017

Planning Commission 4/26/2017

10-GP-2016 & 27-ZN-2016

Villages at Troon North

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City Council Hearing 6/13/2017

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10-GP-2016 & 27-ZN-2016

Villages at Troon North

CITY COUNCIL REPORT



Meeting Date: June 13, 2017
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Villages at Troon North 10-GP-2016 & 27-ZN-2016

Request to consider the following:

1. Adopt Resolution No. 10814 approving a Non-major General Plan Amendment to the City of Scottsdale General Plan 2001 from the Commercial (+/- 3.8-acres), and Developed Open Space (+/- 2.1-acres) land use categories to the Urban Neighborhoods (+/- 3.8-acres), and Natural Open Space (+/- 2.1-acres) land use categories on 5.9 +/- acres of a 6.2 +/- acre site located at 10101 E. Dynamite Blvd.
2. Adopt Ordinance No. 4310 approving a Zoning District Map Amendment from Central Business Environmentally Sensitive Lands, Hillside District (C-2 ESL HD) zoning to Medium Density Residential Environmentally Sensitive Lands (R-3 ESL) (+/- 3.8-acres), and Open Space Environmentally Sensitive Lands (O-S ESL) (+/- 1.3-acres), and from Hillside Conservation, Environmentally Sensitive Lands (HC ESL) to Conservative Open Space Environmentally Sensitive Lands (C.O.S. ESL) (+/- 0.8-acres) zoning, on 5.9 +/- acres of a 6.2 +/- acre site located at 10101 E. Dynamite Blvd.

Goal/Purpose of Request

The proposed Non-major General Plan Amendment and Zoning District Map Amendment would amend the existing entitlements for the eastern 5.9 +/- acres of Parcel T at Troon North to allow for the construction of a 14-unit, two-story residential condominium development.

Key Items for Consideration

- Removes future potential commercial and office land uses, and adds residential land uses
- As of the drafting of this report, staff has not received any phone calls or e-mail from the public regarding the application.
- Planning Commission heard this case on April 26, 2017 and recommended approval with a 4-0 vote.

OWNER

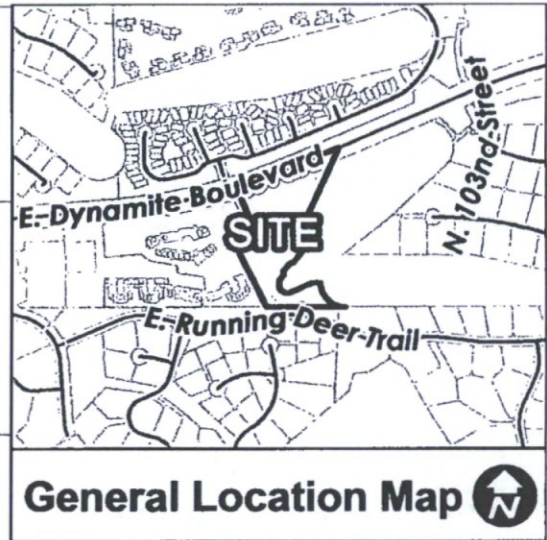
Troon LLC - Stephen Herman
602-753-3729

APPLICANT CONTACT

John Berry
Berry & Riddell LLC
480-385-2727

LOCATION

E. Dynamite Blvd/N. 101st Way (southeast corner)
10101 E. Dynamite Blvd.



BACKGROUND

General Plan

The City of Scottsdale General Plan 2001 Land Use Element designates the northern section of the subject property as Commercial and the southern section as Developed Open Space. The Commercial land use designation permits uses that provide a variety of goods and services to the community – including retail businesses, major single uses, and restaurants. The Developed Open Space land use designation includes public or private recreation areas, such as golf courses as well as drainage facilities and areas that provide links between neighborhoods.

Character Area Plan

There is currently no adopted Character Area Plan for this area.

Zoning

The site is currently zoned Highway Commercial, Environmentally Sensitive Lands, Hillside District (C-2 ESL), and Hillside Conservation, Environmentally Sensitive Lands (H-C ESL). The current entitlements on this property allow for up to 5,000 square feet of retail, up to 5,500 square feet of restaurant, and up to 17,801 square feet of office space.

Zoning History

The property was annexed into the City of Scottsdale in 1981, and subsequently zoned R1-190 HD in 1982 with case 32-Z-82.

In 1983, case 81-Z-83 was approved which rezoned the area from R1-190 HD to a variety of zoning districts for the Pinnacle Peak Village North development plan, which later became known as Troon North.

In 1986, case 87-Z-85 was approved which modified the development plan by adding land area to the master plan, as well as adding two 18-hole golf courses.

City Council Report | Villages at Troon North (27-ZN-2016)

In 1989, case 28-Z-89 was approved, which further amended the development plan, and placed C-2 HD zoning on the subject property, known as Parcel T at Troon North.

In 1990 and 1994, cases 45-Z-90 and 43-ZN-94 were approved, further amending the development plan.

In 2002, case 10-ZN-2002 approved a site plan for a 143,700 s.f. mixed-use development on the 17 +/- acre Parcel T at Troon North. The development included a mix of office, retail and restaurant uses. Case 57-DR-2002 approved a refined site plan, building elevations and landscaping on the site. 104,861 +/- square feet of office and commercial space had been developed to date. The eastern approximately 1/3 of the property remain undeveloped, and is the subject property of this application.

Context

The subject property is located at the southeast corner of E. Dynamite Blvd. and N. 101st Way. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: One the Green at Troon North residential duplexes zoned R-4R ESL (HD).
- South: Estancia Single-family homes zoned R-4R ESL (HD).
- East: Golf Course zoned OS ESL (HD).
- West: Village at Troon office/retail development zoned C-2 ESL (HD).

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Zoning Ordinance

APPLICANTS PROPOSAL

Development Information

The development proposal includes a request for a Non-major General Plan Amendment to the City of Scottsdale General Plan 2001 from the Commercial (+/- 3.8-acres), and Developed Open Space (+/- 2.1-acres) land use categories to the Urban Neighborhoods (+/- 3.8-acres), and Natural Open Space (+/- 2.1-acres) land use categories on 5.9 +/- acres of a 6.2 +/- acre site.

Furthermore, a zoning map amendment is being requested from Central Business Environmentally Sensitive Lands, Hillside District (C-2 ESL HD) zoning to Medium Density Residential Environmentally Sensitive Lands (R-3 ESL) (+/- 3.8-acres), and Open Space Environmentally Sensitive Lands (O-S ESL) (+/- 1.3-acres), and from Hillside Conservation, Environmentally Sensitive Lands (HC ESL) to Conservation Open Space Environmentally Sensitive Lands (C.O.S. ESL) (+/- 0.8-acres) zoning, on 5.9 +/- acres of a 6.2 +/- acre site.

- Existing Use: Undeveloped
- Proposed Use: 14 unit residential condominium development
- Parcel Size: 6.2 acres gross (272,281 s.f.)

- Proposed R-3 size: 5.3 acres net (232,233 s.f.)
3.8 acres gross (167,299 s.f.)
3.0 acres net (129,600 s.f.)
- Proposed O-S size: 1.3 acres (56,661 s.f.)
- Proposed C.O.S. size: .8 acres (36,463 s.f.)
- Building Height Allowed: 36-feet above natural grade in the existing C-2 ESL zoning district
- Building Height Proposed: 30-feet above natural grade in the proposed R-3 ESL zoning district
- Parking Required: 2 spaces per units, 28 spaces
- Parking Provided: 28 garage spaces, 7 guest spaces
- Open Space Required: 36% of the net lot area – 83,650 s.f. (1.92 ac)
- Open Space Provided: 66% of the net lot area 152,744 s.f. (3.5 ac)
- NAOS Required: 223,314 s.f. (entire current C-2 property)
- NAOS Provided: 61,060 s.f., subject property (231,553 s.f. both subject property and C-2 property combined)
- Density Allowed: 12.93 dwelling units per acre in R-3 ESL. (12.93 x 3.8 ac = 4.9 units max.)
- Density Proposed: 3.7 dwelling units per acre (14 units)

NON-MAJOR GENERAL PLAN AMENDMENT IMPACT ANALYSIS

General Plan

The applicant's requests are recognized as non-major amendments based upon criteria outlined in the City of Scottsdale General Plan 2001 Change in Land Use Category Criteria (Criteria #1) which identifies that a change from Commercial Land Use designation (Group E) to an Urban Neighborhoods Land Use designation (Group C) does not constitute a Major General Plan Amendment. Additionally, a change from Developed Open Space (Group B) to Natural Open Space (Group A) does not constitute a Major General Plan Amendment.

Urban Neighborhoods

The General Plan Land Use Element describes the Urban Neighborhoods land use designation as *areas of multi-family dwellings/apartments. Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses are generally located near retail centers, offices, or other compatible non-residential uses. Care must be taken to minimize impacts on other residential areas and to provide adequate circulation to accommodate the traffic volumes. Access to transportation choices is a key consideration for urban neighborhoods. Areas containing high-density residential development should have minimal environmental constraints.*

The applicant intends to develop residential condominiums at 3.7 dwelling units per acre. The requested density would align with the Suburban Neighborhoods land use designation (more than one, but less than eight units per acre), and a request from Commercial to Suburban Neighborhoods (Group E to Group B on the Change in Land Use Category Table) would constitute a major General

Plan amendment. However, the requested density – as compared to the surrounding northern Scottsdale context and the consistent application of General Plan approvals by City Council associated with Urban Neighborhoods in this area – and the development type and density proposed more closely align with the Urban Neighborhoods land use category.

There are few areas designated as Urban Neighborhoods in North Scottsdale and those that are designated are developed at, or have approvals for, less than eight dwellings per acre. Those designated Urban Neighborhoods that are developed, or have recent land use entitlement approvals in the north area, include:

- Arizona Silverado (39-Z-1989), a single-family neighborhood near Miller and Deer Valley Roads, which has 15 +/- acres designated as urban neighborhoods. This area of the development has 69 units at a density of 4.3 dwellings per acre;
- Sonoran Hills Parcel E (24-Z-1990), a single-family neighborhood also near Miller and Deer Valley Roads, with 116 units at a density of 4 dwellings per acre;
- Mirage Trail (43-ZN-1990#2 and 1-GP-2003), a condominium project within Legend Trail, is developed at 7 dwellings per acre;
- Desert Mountain Parcel 16 (15-ZN-2004 and 8-GP-2004), a townhouse development, has a density of 2.82 dwellings per acre;
- Paloma (23-ZN-2005 and 31-DR-2012), which is yet to be built, is located near N. Scottsdale Road and E. Dove Valley Road, and was approved for single-story, attached single-family units at 5.45 dwellings per acre; and
- Scottsdale Heights (9-ZN-2016 and 4-GP-2016), the most recently approved, and also not yet built, is immediately adjacent to the Paloma development, and is an attached single-family development with patio homes at a density of 5.57 dwellings per acre.

Additionally, the proposed land use and density is consistent with surrounding Resorts/Tourism designated properties. To the north, the subdivision of On the Green at Troon North has a Resorts/Tourism designation and is an R-4R zoned townhouse development with a density of approximately 4.4 dwellings per acre. To the south, the subdivision, Homes of La Scala, also a Resorts/Tourism land use, is a R-4R zoned subdivision comprised of single-family homes with a density of approximately 1.3 dwellings per acre.

There are additional nearby properties with a Suburban Neighborhoods General Plan land use designation that are developed at the lowest densities for this type. To the east, Pinnacle Canyon at Troon North Unit 1, has a Suburban Neighborhoods land use, varying zoning districts ranging from R1-7 to R1-35, and a density of approximately 1.2 dwellings per acre. To the north and west is another subdivision with Suburban Neighborhoods land use, Highlands at Troon North, which has a density of approximately 1.7 dwellings per acre.

As such, the applicant's proposal is reflective of the density and type of development as other Urban Neighborhoods developments in North Scottsdale, compatible with nearby Resorts/Tourism designated properties and their densities, and is more than twice as dense as nearby Suburban Neighborhoods. Consequently, the applicant's proposal closely aligns to, and is consistent with the Urban Neighborhoods land use designation.

Natural Open Space

The General Plan Land Use Element describes Natural Open Space as applying in “locations where significant environmental amenities or hazards may exist.” Significant environmental conditions include boulder features, such as the case with this site. Generally, “it is intended that lands in the natural open space category remain as permanent open space, and, “efforts to preserve mountainous areas, washes, and areas with native desert vegetation should continue.”

The proposed project designates 2.1 acres as Natural Open Space. Currently this area is designated as Developed Open Space and protected through NAOS easements and existing conservation (HC) zoning for the boulder feature. The proposed land use change from Developed Open Space to Natural Open Space will further protect these sensitive areas from development.

Policy Implications (Non-Major General Plan Amendment)

The proposed project is consistent with the Six Guiding Principles, established through the CityShape 2020 process and incorporated into the City of Scottsdale General Plan 2001. Several principles are particularly applicable, “Preserve Meaningful Open Space”, “Enhance Neighborhoods”, and “Value Scottsdale’s Unique Lifestyle and Character.” The proposed land use change from Commercial to Urban Neighborhoods, and the proposed residential project’s unit type and open space designation will enhance the neighborhood and add to Scottsdale’s unique character and lifestyle. The proposed development consists of 14 residential condominium units. Adjacent land uses are Commercial to the west, Resorts/Tourism to the north, Suburban Neighborhoods to the east, and Resorts/Tourism and Suburban Neighborhoods to the south. The General Plan states that the Urban Neighborhoods land use designation is “generally located near retail centers, offices, or other compatible non-residential uses,” which is consistent with this request.

Several General Plan goals support the enhancement and development proposed. The Character and Design (Goal 1), Land Use (Goal 3), Neighborhoods (Goal 5), and Preservation and Environmental Planning (Goal 2) Elements encourage development that responds to Scottsdale’s context as a southwestern desert community and the area’s natural environment. The proposed project is consistent with the area’s Suburban Desert and Resort Village Character Type given its location, amenities, and connection to the surrounding neighborhoods. The General Plan encourages the balance and sensitive integration of land uses (Land Use Goals 4 and 7), as well as a variety of housing options that blend with the character of the surrounding area (Housing Goal 2).

The project’s location, site layout, and connections to surrounding development add additional mobility opportunities, consistent with Land Use Goal 5. The proposed project’s location near commercial development and other amenities assists with creating a “live, work, play” environment envisioned through Housing Goal 4 that will help to relieve traffic congestion. The proposed project also provides pedestrian connections that will promote building an even stronger community in the area.

Character and Design Goal 4, in conjunction with Community and Mobility Goal 7, encourage streetscapes and scenic corridor designation in areas where a substantial landscape buffer is desired to maintain views and the desert character. The Scenic Corridor is designated along streets where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the neighborhood setting, and buffering of roadway impacts is important. This allows for a larger

landscaped area that can minimize the impact of highly traveled roads adjacent to neighborhoods. The Open Space map designates Dynamite Boulevard as a Scenic Corridor and the applicant proposes dedicating an 80' scenic corridor easement. This dedication is consistent with the commercial development to the west and exceeds the amount dedicated by other surrounding developments. On the Green at Troon North provides 40' of open space adjacent to Dynamite Boulevard, but does not have a scenic corridor dedication, and the residential development to the east has a 60' scenic corridor dedication.

Consistent with Open Space Goal 1, the proposed project will further protect open spaces with the designation of Natural Open Space that includes the boulder feature, which would be zoned COS, and additional NAOS. Additionally, the project proposes using low water native and desert-adapted plantings, and salvage plantings, as possible, consistent with the Character and Design (Goal 6) and Preservation and Environmental Planning (Goal 9) Elements. To further maintain the desert character, and consistent with Character and Design Goal 7, the project proposes high quality lighting that will be mindful of dark sky requirements.

Policy Implications

Economic Development - Commercial Land Use

The City of Scottsdale through the 2001 General Plan goals and approaches generally seeks to preserve and enhance the existing commercial land use designations in the city in order to maintain economic drivers. Over the last several years within the north area of the city (north of Deer Valley Road to the City's northern boundary), the City Council has adopted several cases (4-GP-2013, 2-GP-2014, 3-GP-2014, 4-GP-2014, 1-GP-2015, 4-GP-2016, and 5-GP-2016) that have resulted in a net 24% reduction (91+/- acres) in the Commercial land use designation in this area. The applicant's request would further reduce the amount of General Plan designated Commercial land use by 3.8 +/- acres (1%) – resulting in a total 25% reduction of commercial in the north area of the city since 2013. Per the applicant, the existing, adjacent commercial development has been substantially vacant since its construction in 2008. The site has an approved site plan for additional office, retail, and restaurant development which was planned as a third phase to the existing development. However, as a result of current market demand and lack of success with the existing development, the third phase is no longer viable.

A CoStar analysis for the north area of the city reports a 29.8% office vacancy rate and a 13.2% retail vacancy rate. During the same reporting period, the city of Scottsdale as a whole had a 12.6% office vacancy rate and 8.1% retail vacancy rate. Additionally, the 2011-2015 U.S. Census American Community Survey reports that there are approximately 2,380 housing units in the two block groups that include and surround the subject site. Thirty-two percent of the units, about 770, were seasonally occupied. The city as a whole had a 12% seasonal occupancy rate, so the lower residential occupancy rate in this area may also influence these commercial vacancies as well. Consequently, a request to amend the existing Commercial land use designation to a residential use that is likely to add to the existing customer base for existing commercial development already within the area may be more beneficial than retaining the commercial land use designation and zoning that exists today.

2013 Citywide Land Use Assumptions Report

In December 2013, the City of Scottsdale completed, and City Council adopted (Resolution No. 9560), a Land Use Assumptions (LUA) Report that illustrates “projections of changes in land uses, densities, intensities and population over a period of at least ten years and pursuant to the General Plan of the municipality.” The study examined Scottsdale in three general geographic areas—south, central and north. The North Sub-Area includes all lands within the boundaries of the City of Scottsdale north of Deer Valley Road.

According to the LUA, by 2030 the North Sub-Area is projected to add an additional 58 acres of urban residential development and an additional 144 acres of retail (commercial).

Within the North Sub-Area, 95 acres are currently designated as Urban Neighborhoods per the 2001 General Plan. The applicant’s request would provide an additional 3.8 +/- acres of Urban Neighborhoods to this area of the City. Since the 2013 LUA, there has been only one approved case in the North Sub-Area (4-GP-2016) that resulted in an additional 14 +/- acres being designated as Urban Neighborhoods. The applicant’s proposal, in addition to 4-GP-2016, is in keeping with the 58 acres of additional urban residential development as projected in this area of the City by the 2013 LUA.

Furthermore, there are 292 +/- acres designated as Commercial in the north area of the City per the 2001 General Plan. Although the 2013 LUA projected that 144 acres of retail would be added to this area of the City by 2030, the market for commercial retail has, and continues to change, thus the opposite has occurred. As noted in the Economic Development section of this report, the City Council has adopted several General Plan amendment cases that have resulted in a net decrease in the Commercial land use designation in the North Sub-Area since the adoption of the 2013 LUA. Even with such reductions, there are still 53 acres of undeveloped commercially designated land currently, that could be developed at a later date for retail use if the need were to arise. Currently, the need for such additional development is not supported as the CoStar data stated in the Economic Development section of this report demonstrates that there are significant commercial and office vacancies in the area at this time. Consequently, a request to amend the existing Commercial land use designation to a residential use that is likely to add to the existing customer base for existing commercial already developed within the area, may be more beneficial than retaining the commercial land use designation and zoning that exists on the applicant’s site today.

The full Development Forecast can be found at:

<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Water/Rates+and+Fees/LUAR2013.pdf>

Land Use Impact Model

In May 2016, Long Range Planning Services contracted with Applied Economics to produce a land use impact model to estimate the socioeconomic, development, and fiscal impacts associated with a change from one General Plan land use designation to another over a 20-year time period (2017-2036). From a fiscal standpoint, the model assesses both revenues generated from development (initial construction expenditures, yearly sales tax generation, etc.) as well as City expenditures (public safety, infrastructure maintenance, etc.), as a means to depict how much value a project adds over time – or Net Present Value (NPV).

In this instance, the model provided a general assessment of the subject site comparing the existing Commercial land use designation with the proposed Urban Neighborhoods land use designation in the North Sub-Area of the City. The proposed Natural Open Space is assumed to have no additional development. The existing Commercial land use designation shows a positive NPV of \$1.25 million, while the proposed Urban Neighborhoods shows a negative NPV of \$33,000 over the same time period. However, the site has been designated as Commercial since the 1980s and while the property to the west was developed following a 2002 site plan approval, this parcel was not developed. Additionally, the proposed Urban Neighborhoods land use has the potential to support and generate economic activity to the adjacent commercial property.

IMPACT ANALYSIS

Zoning/Land Use

The proposed zoning designation of Medium Density Residential, Environmentally Sensitive Lands (R-3 ESL), will allow dwelling units to be built on the property. The straight R-3 zoning, would allow for up to 49 units to be constructed up to a height of 30-feet above natural grade. This zoning map amendment, if approved, would limit the number of units to 14.

In 2002, case 10-ZN-2002 approved a commercial site plan for this subject site, as well as the C-2 properties directly to the west, which allows for up to 149,919 square feet of commercial space. To date, 104,861 square feet of commercial and office space have been built, much of which is vacant today.

This requested zoning map amendment would remove the remaining 19,201 square feet of entitled office space, remove the remaining 5,000 square feet of entitled retail, and remove the remaining 5,500 square feet of entitled restaurant. The proposed site plan, if approved would replace the planned asphalt, parking and buildings on the southern portion of the site with open space and conservation open space.

Zoning Comparison

Development Standards	Current C-2 ESL Zoning	Straight R-3 ESL Zoning	Proposed R-3 ESL Zoning
Density	One dwelling unit physically integrated into each business	12.93 dwelling units per acre (49 units)	3.7 dwelling units per acre (14 units)
Allowable Gross Floor Area	29,701 s.f. of retail, restaurant and office	Not Applicable	Not Applicable
Development Standards	Current C-2 ESL Zoning	Straight R-3 ESL Zoning	Proposed R-3 ESL Zoning
Building Height	36 feet above natural grade	30 feet above natural grade	30 feet above natural grade

Traffic	1,134 daily trips	287 daily trips.	82 daily trips
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Traffic/Trails

The entitled office, retail and restaurant uses on the subject property are projected to yield 1,134 daily trips. The proposed 14 unit residential condominium development is projected to yield 82 daily trips, a reduction of 1,052 trips from what is currently allowed.

Water/Sewer

The subject property and proposed use can be served by the existing water and sewer systems in the area.

Public Safety

The nearest fire station is located approximately 1.5 miles to the east at 27777 N. Alma School Parkway. This area is served by Police district 4. The 14 unit residential development is not anticipated to have a negative impact on public safety services.

School District Comments/Review

The applicant has notified the Cave Creek Unified School District of this application, and the district responded saying there are adequate existing school facilities to accommodate the projected number of additional students.

Open Space

This property will have 3.5 acres of open space, 2.07 acres of which will be Natural Area Open Space (NAOS).

An 80-foot-wide Scenic Corridor easement will be provided along E. Dynamite Boulevard, which will be kept native, with the exception of a public trail.

Community Involvement

September 30, 2016: Applicant posts the site with a white Early Notification of a Project Under Consideration sign, notifying the public of the request and open house meeting date, time and location. The applicant also mailed notices to property owners within 750-feet.

October 13, 2016: Applicant holds neighborhood meeting at the Villages of Troon North Building E, 10031 E. Dynamite Blvd. from 5:00 – 6:00 PM. Six residents attended the meeting and had questions regarding the proposed building height and the existing boulder features on the lot.

Staff has not received any calls or e-mails regarding this request as of the drafting of this report.

Community Impact

A zoning map amendment from C-2 ESL HD to R-3 ESL will remove the allowance of commercial uses such as restaurants, banks, retail and office uses from the property, and allow residential uses. The proposed residential units could provide existing and future businesses to the west additional customer traffic, and provide less vehicle trips per day.

OTHER BOARDS & COMMISSIONS

Planning Commission:

Planning Commission heard this case on April 26, 2017 and recommended approval with a 4-0 vote.

Staff's Recommendation to Planning Commission

1. Staff recommended that the Planning Commission make a recommendation to City Council for approval of case 10-GP-2016, a request for a Non-major General Plan Amendment to the City of Scottsdale General Plan 2001 from the Commercial (+/- 3.8-acres), and Developed Open Space (+/- 2.1-acres) land use categories to the Urban Neighborhoods (+/- 3.8-acres), and Natural Open Space (+/- 2.1-acres) land use categories on 5.9 +/- acres of a 6.2 +/- gross acre site located at 10101 E. Dynamite Blvd.
2. Staff also recommended that the Planning Commission make a recommendation to City Council for approval of case 27-ZN-2016, per the attached stipulations, finding that the proposed zoning district map amendment from Central Business Environmentally Sensitive Lands, Hillside District (C-2 ESL HD) zoning to Medium Density Residential Environmentally Sensitive Lands (R-3 ESL) (+/- 3.8-acres), and Open Space Environmentally Sensitive Lands (O-S ESL) (+/- 1.3-acres), and from Hillside Conservation, Environmentally Sensitive Lands (HC ESL) to Conservation Open Space Environmentally Sensitive Lands (C.O.S. ESL) (+/- 0.8-acres) zoning, on 5.9 +/- acres of a 6.2 +/- acre site located at 10101 E. Dynamite Blvd. is consistent with and conforms to the adopted General Plan.

STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Resolution No. 10814 approving a Non-major General Plan Amendment to the City of Scottsdale General Plan 2001 from the Commercial (+/- 3.8-acres), and Developed Open Space (+/- 2.1-acres) land use categories to the Urban Neighborhoods (+/- 3.8-acres), and Natural Open Space (+/- 2.1-acres) land use categories on 5.9 +/- acres of a 6.2 +/- acre site located at 10101 E. Dynamite Blvd.
2. Adopt Ordinance No. 4310 approving a Zoning District Map Amendment from Central Business Environmentally Sensitive Lands, Hillside District (C-2 ESL HD) zoning to Medium Density Residential Environmentally Sensitive Lands (R-3 ESL) (+/- 3.8-acres), and Open Space Environmentally Sensitive Lands (O-S ESL) (+/- 1.3-acres), and from Hillside Conservation, Environmentally Sensitive Lands (HC ESL) to Conservation Open Space Environmentally Sensitive Lands (C.O.S. ESL) (+/- 0.8-acres) zoning, on 5.9 +/- acres of a 6.2 +/- acre site located at 10101 E. Dynamite Blvd.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACTS

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E-mail: sjavoronok@scottsdaleaz.gov

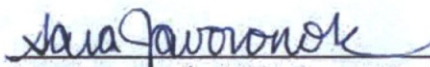
APPROVED BY



Keith Niederer, Report Co-Author

5/25/17


Date



Sara Javoronok, AICP, Report Co-Author

5/25/17


Date



Erin Perreault, AICP, Long Range Planning Manager
480-312-7093, eperreault@scottsdaleaz.gov

05/25/17


Date



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

5/26/2017

Date



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

5/30/17

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Resolution No. 10814
Exhibit 1: General Plan Land Use Map
3. Ordinance No. 4310
Exhibit 1: Stipulations
Exhibit A to Exhibit 1: Site Plan
Exhibit 2: Zoning Map
4. Additional Information
5. Applicant's Narrative
6. Existing General Plan Land Use Map
7. Existing Zoning Map
8. Citizen Involvement
9. City Notification Map
10. Planning Commission Meeting Minutes from 4/26/2017



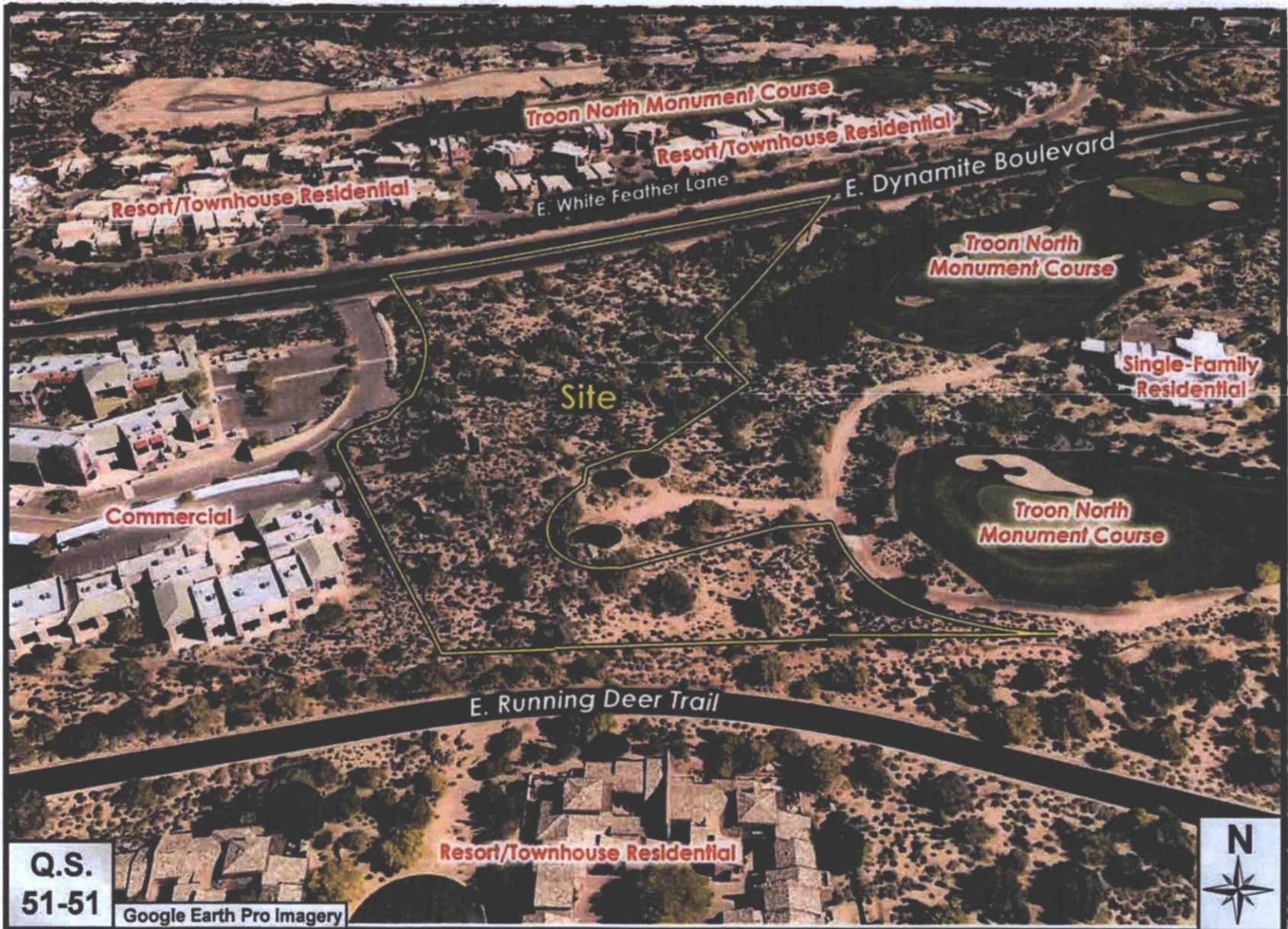
ATTACHMENT 1

Q.S.
51-51

Google Earth Pro Imagery

Villages at Troon Mountain

10-GP-2016 & 27-ZN-2016



ATTACHMENT 1A

Villages at Troon Mountain

10-GP-2016 & 27-ZN-2016

RESOLUTION NO. 10814

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A NON-MAJOR GENERAL PLAN AMENDMENT TO THE CITY OF SCOTTSDALE GENERAL PLAN 2001 FROM THE COMMERCIAL (+/- 3.8 ACRES), AND DEVELOPED OPEN SPACE (+/- 2.1 ACRES) LAND USE CATEGORIES TO THE URBAN NEIGHBORHOODS (+/- 3.8 ACRES), AND NATURAL OPEN SPACE (+/- 2.1 ACRES) LAND USE CATEGORIES ON 5.9 +/- ACRES OF A 6.2 +/- ACRE SITE LOCATED AT 10101 E. DYNAMITE BLVD.

WHEREAS, the City Council, through its members and staff, has solicited and encouraged public participation in the consideration of the non-major General Plan amendment, consulted and advised with public officials and agencies as required by Arizona Revised Statutes Section 9-461.06, transmitted to the City Council and submitted a review copy of the general plan amendment proposal to each agency required by ARS Section 9-461.06 and all persons or entities who made a written request to receive a review copy of the proposal, and considered comments concerning the proposed amendment and alternatives; and

WHEREAS, the Planning Commission held a recommendation hearing on April 26, 2017 concerning the General Plan Amendment; and

WHEREAS, the City Council, held a public hearing on June 13, 2017, and has incorporated, whenever possible, the concerns expressed by all interested persons.

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

Section 1. That the City Council hereby amends the General Plan Conceptual Land Use Map for the City of Scottsdale, for the property site located at 10101 E. Dynamite Blvd. for 5.9 +/- acres of a 6.2 +/- acre site from Commercial (+/- 3.8 acres), and Developed Open Space (+/- 2.1 acres) land use categories to the Urban Neighborhoods (+/- 3.8 acres), and Natural Open Space (+/- 2.1 acres) land use categories.

Section 2. That the above amendment is described in Case No. 10-GP-2016 (relating to zoning case 27-ZN-2016, and depicted on Exhibit 1, attached hereto and incorporated by this reference.

Section 3. That copies of this General Plan amendment shall be on file in the Office of the City Clerk, located at 3939 Civic Center Boulevard, Scottsdale, Arizona.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this ____ day of _____, 2017.

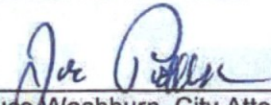
ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

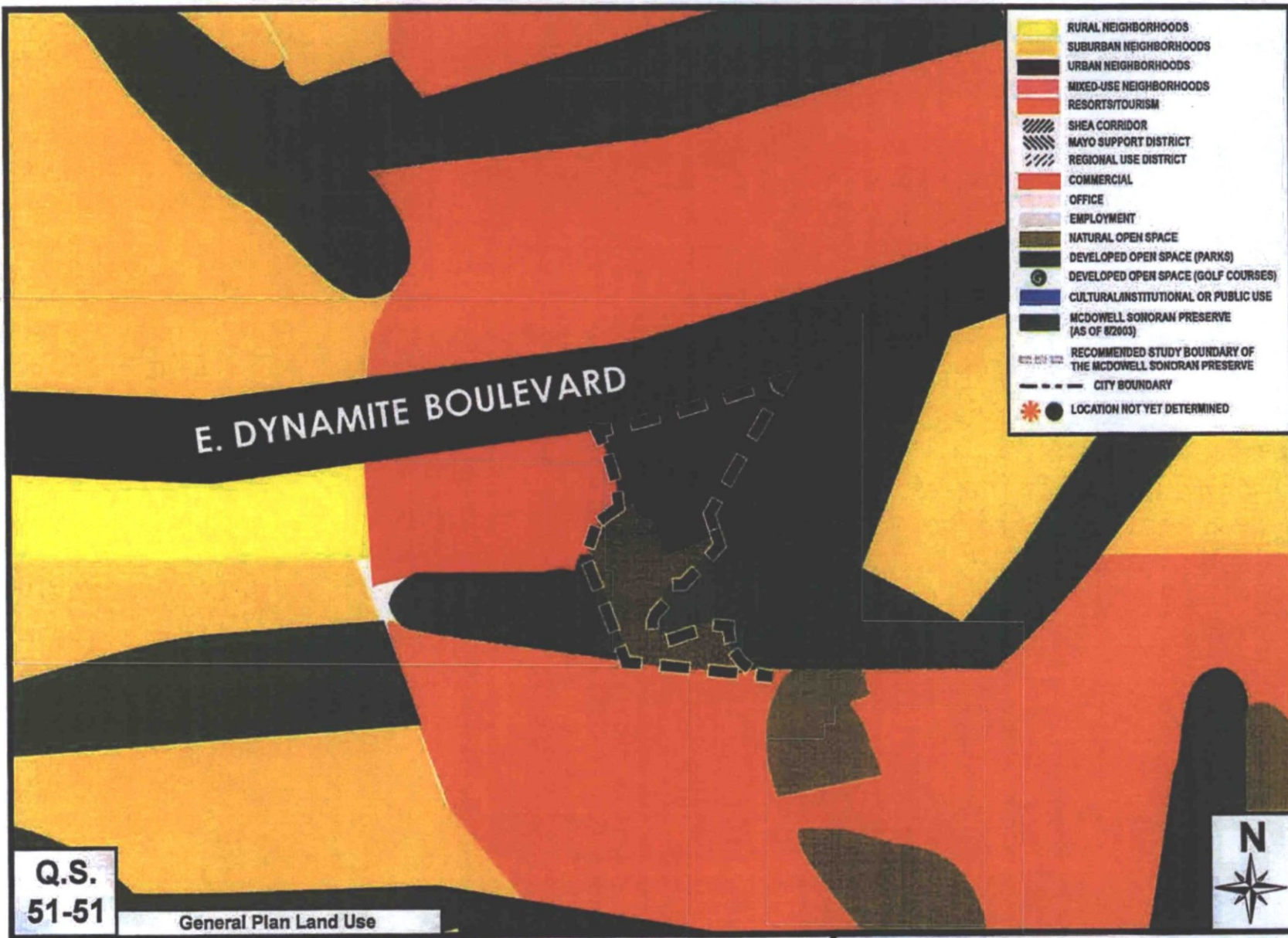
By: _____
Carolyn Jagger
City Clerk

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

APPROVED AS TO FORM:

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

ATTACHMENT 2



- RURAL NEIGHBORHOODS
- SUBURBAN NEIGHBORHOODS
- URBAN NEIGHBORHOODS
- MIXED-USE NEIGHBORHOODS
- RESORTS/TOURISM
- SHEA CORRIDOR
- MAYO SUPPORT DISTRICT
- REGIONAL USE DISTRICT
- COMMERCIAL
- OFFICE
- EMPLOYMENT
- NATURAL OPEN SPACE
- DEVELOPED OPEN SPACE (PARKS)
- DEVELOPED OPEN SPACE (GOLF COURSES)
- CULTURAL/INSTITUTIONAL OR PUBLIC USE
- MCDOWELL SONORAN PRESERVE (AS OF 8/2003)
- RECOMMENDED STUDY BOUNDARY OF THE MCDOWELL SONORAN PRESERVE
- CITY BOUNDARY
- LOCATION NOT YET DETERMINED

**Q.S.
51-51**

General Plan Land Use

Villages at Troon Mountain

Resolution No. 10814
Exhibit 1:
Page 1 of 1

10-GP-2016 & 27-ZN-2016

ORDINANCE NO. 4310

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 27-ZN-2016 FROM CENTRAL BUSINESS ENVIRONMENTALLY SENSITIVE LANDS, HILLSIDE DISTRICT (C-2 ESL HD) ZONING TO MEDIUM DENSITY RESIDENTIAL ENVIRONMENTALLY SENSITIVE LANDS (R-3 ESL) (+/- 3.8 ACRES), AND OPEN SPACE ENVIRONMENTALLY SENSITIVE LANDS (O-S ESL) (+/- 1.3 ACRES), AND FROM HILLSIDE CONSERVATION, ENVIRONMENTALLY SENSITIVE LANDS (HC ESL) TO CONSERVATION OPEN SPACE ENVIRONMENTALLY SENSITIVE LANDS (C.O.S. ESL) (+/- 0.8 ACRES) ZONING, ON 5.9 +/- ACRES OF A 6.2 +/- ACRE SITE LOCATED AT 10101 E. DYNAMITE BLVD.

WHEREAS, the Planning Commission held a hearing on April 26, 2017;

WHEREAS, the City Council held a hearing on June 13, 2017; and

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

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 27-ZN-2016.

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

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning 5.9 +/- acres of a 6.2 +/- acre site located at 10101 E. Dynamite Blvd and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Central Business Environmentally Sensitive Lands, Hillside District (C-2 ESL HD) zoning to Medium Density Residential Environmentally Sensitive Lands (R-3 ESL) (+/- 3.8 acres), and Open Space Environmentally Sensitive Lands (O-S ESL) (+/- 1.3 acres), and from Hillside Conservation, Environmentally Sensitive Lands (HC ESL) to Conservative Open Space Environmentally Sensitive Lands (C.O.S. ESL) (+/- 0.8 acres) zoning.

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

PASSED AND ADOPTED by the Council of the City of Scottsdale this _____ day of _____, 2017.

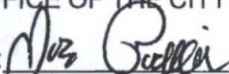
ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

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

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

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

**Stipulations for the Zoning Application:
Villages at Troon North
Case Number: 27-ZN-2016**

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

GOVERNANCE

1. **PRIOR CASES.** Except as modified with this application, conditions from cases 43-ZN-94, 45-Z-90 and 28-Z-89 continue to apply.

SITE DESIGN

2. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform with the conceptual site plan submitted by LVA Urban Design Studio and with the date of 4/13/2017, attached as Exhibit A to Exhibit 1. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. **MAXIMUM DWELLING UNITS/MAXIMUM DENSITY.** There shall be a maximum of 14 dwelling units for the 5.9 +/- gross acres as shown on the Conceptual Site Plan submitted by LVA Urban Design Studio with a date of 2/16/2017. Maximum dwelling units and floor area ratio shall be as indicated on the Land Use Budget Table below. Parcel T is the remainder of the C-2 zoned area, and parcel T.1 is the proposed 5.9 +/- gross acres of R-3 ESL, O-S ESL and C.O.S. ESL zoning.

Parcel	Approx. Gross Acres	Zoning	Proposed # of Units	Max FAR
T	13.3	C-2 HD	0	.20*
T.1	6.2	R-3 ESL (HD), O-S ESL (HD) and C.O.S.ESL	14	N/A

*Per cases 43-ZN-94, 45-Z-90 and 28-Z-89

4. **BUILDING HEIGHT LIMITATIONS.** No building on the site shall exceed 30 feet in height, measured as provided in the applicable section of the Zoning Ordinance.
5. **OUTDOOR LIGHTING.** The maximum height of any outdoor lighting source, except any light sources for patios and/or balconies, shall be 14 feet above the adjacent finished grade.
6. **OUTDOOR LIGHTING FOR PATIOS AND BALCONIES.** Light sources that are utilized to illuminate patios and/or balconies that are above 14 feet shall be subject to the approval of the Development Review Board.

INFRASTRUCTURE AND DEDICATIONS

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

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

Street Name	Street Type	Right-of-way Dedications	Improvements	Notes and Requirements
Dynamite Boulevard	Rural Minor Arterial	65-feet	Improve the existing Trail	a.1.

a.1. All street improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, etc.) shall be constructed in accordance with the applicable City of Scottsdale's Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, and Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction and the Design Standards and Policies Manual.

a.2. Dedicate 65-feet of right of way along Dynamite Boulevard, or provide documentation of the fee title dedication. Scottsdale Revised Code Sec. 47-10.

8. **DRAINAGE.** With Development Review Board application, the developer shall submit an updated Drainage report for the subject development providing the following:

- Determine specific means of addressing the City's first flush stormwater quality requirement
- Address pre versus post development flow on local watershed

9. **EASEMENTS.**

a. **EASEMENTS DEDICATED BY PLAT.** The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.

10. **SCENIC CORRIDOR SETBACK.** The Scenic Corridor setback width along E. Dynamite Blvd. shall be a minimum of 80-feet feet, measured from edge of right-of-way. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition.

11. **NATURAL AREA OPEN SPACE.** Before final plans approval, the owner shall dedicate an exclusive Natural Area Open Space easement and Deed Restriction in favor of the adjacent commercial center to the west. With the final plans submittal, the owner shall submit a final accounting of all NAOS provided including undisturbed, revegetated and dedicated in favor of adjacent property to the west.

12. **MULTI-USE TRAIL.** Prior to issuance of any Certificate of Occupancy for the development project, the owner shall construct/improve the existing public trail along the Dynamite Boulevard frontage to current DSPM standards including using 4-inches compacted decomposed granite material in a straightened horizontal alignment. A minimum 10-foot wide trail along Dynamite Boulevard. The path shall be contained within a Public Non-Motorized Access Easement (PNMAE) dedicated to the City by the owner prior to issuance of any building permit for the development project. The alignment of the path shall be subject to approval by the city's Zoning Administrator, or designee, prior to dedication. The easement shall be dedicated over the existing scenic Corridor easement. The trail shall be designed in conformance with the Design Standards and Policies Manual Section 8-3.200.



SITE DATA

EXISTING SITE DATA
 LOCATION: NEC 101ST WAY & DYNAMITE BLVD.
 OVERALL SITE AREA (GROSS): 372,287 SF (8.2 AC)
 OVERALL SITE AREA (NET): 232,233 SF (5.3 AC)
 EXISTING G.P. LAND USE: COMMERCIAL
 EXISTING ZONING: C-3 (PER CARE 243-26-1990)

PROPOSED O-S E.S.L. (HD) ZONING AREA
 R-3 E.S.L. SITE AREA (GROSS): 147,291 SF (3.4 AC)
 R-3 E.S.L. SITE AREA (NET): 129,600 SF (3.0 AC)
 PROPOSED G.P. LAND USE: URBAN NEIGHBORHOODS
 PROPOSED ZONING: R-3 E.S.L. HD
 DEVELOPMENT TYPE: COMMUNITY PLAN
 PROPOSED # OF UNITS: 14
 MAX. GROSS DENSITY: 3.7 DU/AC
 REFUSE COLLECTION: COMMUNITY BIN (1)
 FARENG REQUIRED: 2.5% ACCESS TO BE PROVIDED IN GARAGE
 GUEST PARKING: 7 OFF STREET SPACES

R-3 E.S.L. DEVELOPMENT STANDARDS
 MIN. BLDG. SETBACK: 0' (ADJACENT TO C-3 & O-S)
 MIN. YARD SETBACK: 10' (ADJACENT TO R-4R)
 MIN. DISTANCE BETWEEN BLDGS: 10' (ADJACENT TO C-3)
 MAX. BLDG. HEIGHT: 3'
 MIN. GARAGE DOOR SETBACK: FACE OF GARAGE SHALL BE SETBACK FROM CURB, SIDEWALK OR TRAVEL LANE EITHER 7' OR 4', OR AT LEAST 10'

PROPOSED C-3 E.S.L. (HD) ZONING AREA
 C-3 SITE AREA (GROSS): 11,840 SF (3 AC)
 C-3 SITE AREA: 9,479 SF (3 AC)
 G.P. LAND USE: COMMERCIAL
 ZONING: C-3 E.S.L. HD
 PROPOSED # OF BLDGS: 0

PROPOSED C-2 E.S.L. (HD) TONING AREA
 C-2 SITE AREA: 26,347 SF (6 AC)
 OPEN SPACE
 C.O.S. E.S.L. HD
 0
 0 DU/AC

OPEN SPACE
 R-3 TOTAL OPEN SPACE (INCLUDING FRONTAGE)
 REQUIRED: 36% OF R-3 NET = 46,454 SF (1.1 AC)
 PROVIDED: 48% OF R-3 NET = 59,614 SF (1.4 AC)

R-3 PRIVATE OUTDOOR LIVING SPACE
 REQUIRED: 10% OF G.F.A. OF UNITS ON 1ST STORY
 25% OF G.F.A. OF UNITS ABOVE 1ST STORY
 10% OF G.F.A. OF UNITS ON 1ST STORY
 35% OF G.F.A. OF UNITS ABOVE 1ST STORY

R-3 FRONTAGE OPEN SPACE
 REQUIRED: 12% OF R-3 NET = 15,552 SF (0.34 AC)
 PROVIDED: 31% OF R-3 NET = 39,621 SF (0.91 AC)

N.A.O.S.
 REQUIRED N.A.O.S. FOR TOTAL SITE PER PAR 6.10.2.003
 TOTAL N.A.O.S. REQUIRED: 103,014 SF (2.3 AC)
 N.A.O.S. PREVIOUSLY PROVIDED: 131,853 SF (3.0 AC)
 N.A.O.S. DEFICIT: 7,839 SF (0.18 AC)
 N.A.O.S. TO BE DEDICATED: 41,840 SF (1.4 AC)

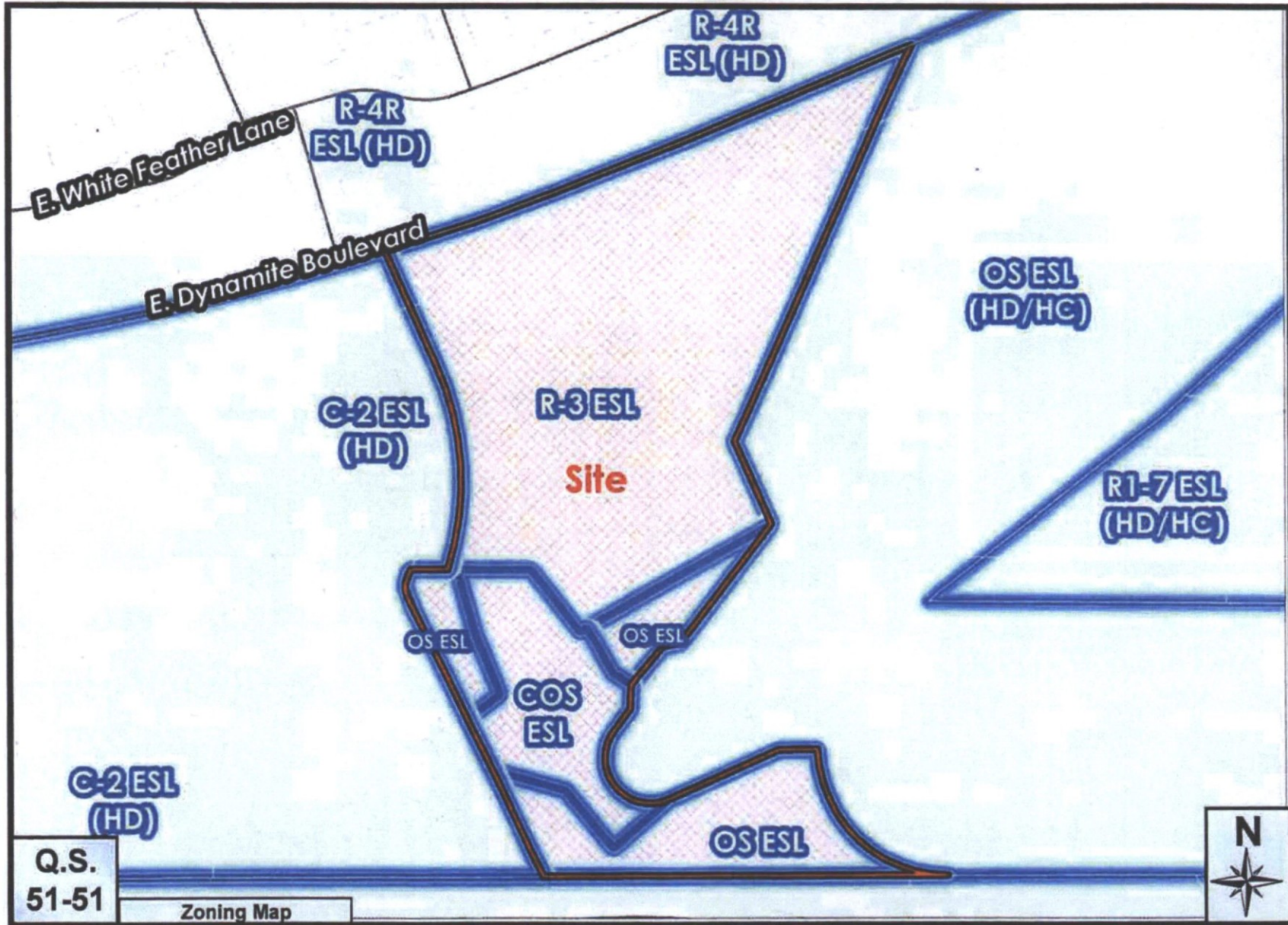
PREVIOUSLY DEDICATED N.A.O.S. FOR PARKING PLANS TO 2008
 TOTAL PREVIOUSLY DEDICATED N.A.O.S. 46,360 SF
 PHASE 1 & 2 DEDICATED: 170,493 SF
 ASSIGNED PHASE 3 DEDICATED: 11,840 SF
 N.A.O.S. - REVEGETATED: 48,891 SF
 N.A.O.S. - UNREVEGETATED: 106,304 SF
 N.A.O.S. - IMPAVED: 7,839 SF

UNREVEGETATED N.A.O.S. PROVIDED
 TOTAL PHASE 3 N.A.O.S. PROVIDED: 16,995 SF
 N.A.O.S. - REVEGETATED: 0.0 OF (0%)
 N.A.O.S. - UNREVEGETATED: 16,995 ACRES (100%)
 TOTAL N.A.O.S. DEDICATED ON ALL PHASES: 26,240 SF
 THE DEFICIT BETWEEN PHASE 3 AND THE TOTAL N.A.O.S. REQUIRED IS 14,596 SF (0.33 AC)

FIRE
 FIRE CONFORMANCE INFORMATION
 - ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
 - FIRE LANE SURFACE TO SUPPORT 63,000 LB GVW
 - UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-0"
 - KEY SWITCH/UPPER EMPICTION SENSOR REQUIRED FOR ALL GATES
 - GATE DETAIL CONSISTENT WITH I243PM
 - ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 43' OUTSIDE TURNING RADIUS WITH 5' SHOULDER FOR TURNING.

NOTES
 - CONDO REGIME PLAN, NOT FEE-SIMPLE LOTS
 - INTERNAL DRIVE IS PRIVATE ACCESSWAY

VICINITY MAP:
 STAGECOACH PASS
 PIMA RD.
 101ST WAY
 COLLEGEWAY
 UMA SCHOOL ALIGN.
 Ordinance No. 4310
 Exhibit A to Exhibit 1
 Page 1 of 1



Villages at Troon Mountain

Ordinance No. 4310
Exhibit 2
Page 1 of 1

10-GP-2016 & 27-ZN-2016

Additional Information for:
Villages at Troon North
Case: 27-ZN-2016

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES** Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. wall design,
 - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - c. scenic corridors and buffered parkways,
 - d. signage
3. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
5. **ARCHAEOLOGICAL RESOURCES.** Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

Villages at Troon North

GPA

&

Zoning Project Narrative

10-GP-2016 & 27-ZN-2016



Prepared for:
Troon LLC

Prepared by:
Berry Riddell LLC
6750 E. Camelback Road, Suite 100
Scottsdale, AZ 85251

ATTACHMENT 5

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I. Request

The request is for a non-major General Plan Amendment (“GPA”) from Commercial to Urban Neighborhoods and from Developed Open Space to Natural Open Space and a downzoning from C-2 ESL to R-3 ESL and O-S ESL on a 6.2+/- gross acre property located at the southeast corner of 101st Way and Dynamite Boulevard (the “Property”). As part of this request, the central boulder area will also be rezoned from HC ESL to COS ESL since the HC category is out of date. The development proposal for Villages at Troon North includes a 14-unit single family residential community with both common open space and abundant undisturbed open space. The acreage breakdown as proposed is 3.8+/- gross acres of R-3 ESL, 1.3+/- gross acres of O-S ESL and 0.8+/- acres of COS ESL with a remaining portion of 0.3+/- gross acres of C-2 ESL.

II. Zoning Background

The existing commercial zoning was established in 1990 as part of the Troon North master plan zoning case 45-ZN-90 approved by City Council and subsequently amended under case 43-ZN-94. This master plan included 2,420+/- acres of land with approval of 2,374 dwelling units, 1,100 resort units (3,474 total units) and 92 acres of commercial. Based on an accounting of units approved within the Troon North master plan the total unit count is approximately 2,102 dwelling units and 241 resort units (2,343 total units); significantly below the entitled unit counts for the master plan. The addition of 14 dwelling units with this application still leaves the overall residential unit count well below the original master plan approvals. In 2002, case 10-ZN-2002 approved a commercial site plan specific to Parcel T, which included the subject Property (Phase 3 of Parcel T). The Property remains undeveloped today. Approved site plan and context aerial below.



III. Project Overview

Villages at Troon North is a proposed residential community with 14 single family units on 3.8 acres (3.7dwelling units/acre).

Villages at Troon North will provide several benefits for its neighbors:

- The property is presently zoned C-2 ESL, which would allow a wide range of commercial uses and has an approved site plan for both retail and office with approximately 28,000 s.f.
- As part of this project, the property will be downzoned from C-2 ESL to R-3 ESL on 3.8 acres and from C-2 ESL to O-S ESL on 1.3 acres. Additionally, a COS area will be designated for the boulder feature (0.8 acres).
- Overall plan for residential development results in significantly more open space than required.
- Development will result in substantially less pavement/parking area as compared to the existing C-2 entitlement.
- Reduce building heights from the allowed 36' to maximum 30'.
- The residential uses proposed will result in a reduction in traffic of 58%, compared to the potential commercial uses.
- Preservation of the Scenic Corridor along Dynamite Boulevard with no additional driveway access points (development will utilize existing driveway).

IV. General Plan Overview

General Plan - Six Guiding Principles:

Per the General Plan, six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be qualified. These six Guiding Principles are as follows:

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

Further, there are twelve "Elements" or sections of the General Plan containing the City's policies on the following sub-categories: 1) Character And Design, 2) Land Use, 3) Economic Vitality, 4) Community Involvement, 5) Housing, 6) Neighborhoods, 7) Open Space And Recreation, 8) Preservation And Environmental Planning, 9) Cost Of Development, 10) Growth Areas, 11) Public Services and Facilities and 12) Community Mobility. These Elements further breakdown the "Goals and Approaches" established in each chapter. The following section will provide a detailed description of how this request and proposed development satisfies and furthers the Guiding Principles and is consistent with the relevant Goals and Approaches found within the City's General Plan. As described in Section V of this narrative, Villages at Troon North is consistent with the Plan's Guiding Principles and the Goals and Approaches contained in the following Elements.

The General Plan sets forth a collection of goals and approaches intended to integrate the Guiding Principles into the planning process and provide a framework for proposed development and the built environment. These goals and approaches are, however, not intended to be static or inflexible and the General Plan clearly recognizes this by stating: "The General Plan is designed to be a broad, flexible document that changes as the community needs, conditions and direction change." It is with this inherent flexibility in mind that the proposed non-major GPA not only meets, but also exceeds the goals and approaches established by the City in the General Plan.

This request is for a non-major GPA to the land use category and map contained in the Land Use Element of the General Plan. As previously stated, the six Guiding Principles and twelve Elements (sub-categories of the Guiding Principles) articulate, via goals and approaches, how the appropriateness of a land use change to the General Plan is to be qualified. The following sections of the Project Narrative describe how this application and proposed development of the Property satisfies the Guiding Principles and Goals and Approaches within the General Plan.

Major GPA Criteria

- 1) The change in land use from Commercial to Urban Neighborhoods and from Developed Open Space to Natural Open Space does not trigger a major GPA. The Troon North area consists of similar Urban residential densities (ranging from 2.8 to 8 du/ac) as compared to the proposed plan for this site at 3.4 du/ac, and therefore, the Urban Neighborhoods designation is more in line with the surrounding context. Additionally, the overall impacts of the proposed downzoning from commercial to residential will result in a lesser impact on infrastructure and traffic.
- 2) The acreage is less than 15 acres.
- 3) There is no designated Character Area Plan for this Property.
- 4) There is no increase in water and wastewater infrastructure for the proposed 14-unit residential community.

V. Elements of the General Plan

Character and Design Element

The Character and Design Element states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment, all of which are considered amenities that help sustain our community and its quality of life.” This Element indicates that Scottsdale Values the following (specific to our proposal):

- The special characteristics of the Sonoran Desert setting, including climate, vegetation, and topography.
- Quality design that incorporates concepts, such as but not limited to context, aesthetics, craftsmanship, function, durability, and sustainability.
- Physical settings that enhance people’s sense of place and comfort. Public and private spaces incorporated within and linked to adjacent developments that enable comfort, human scale, and social interaction.

Response: The proposed development responds to and embraces these community values as follows:

- The development will be sensitive to the existing Sonoran desert setting and site topography. The Property has sloped terrain, dense vegetation and a significant boulder outcropping. As a result, the residential units have been centered on the Property preserving significant NAOS, OS and COS (boulder outcropping). The 80’ Scenic Corridor will be maintained along Dynamite Boulevard. The residential community will blend with the desert landscape palette on the

adjoining golf and commercial properties as well as the nearby existing residential.

- The development will be consistent with the Villages at Troon North architectural design guidelines in terms of building styles, enhanced design character and detailing, color palette and landscape palette. Additionally, the development will be subject to the standards and procedures set forth by the architectural review committee.
- The development will uphold the integrity of the Environmentally Sensitive Lands Ordinance (“ESLO”). Native desert preservation and low water use landscape design elements will be incorporated with the development of this site both internally and along the perimeter streetscape/Scenic Corridor along Dynamite Boulevard.
- The development will establish physical settings and improvements that enhance people’s sense of place and comfort. The proposed development will be low profile and will maintain views to nearby natural environmental features.

This non-major GPA is consistent with the following goals and approaches contained within the Character and Design Element:

Character and Design Goals and Approaches

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

- *Respond to regional and citywide contexts with new and revitalized development in terms of:*
 - *Scottsdale as a southwestern desert community.*
 - *Relationships to surrounding land forms, land uses and transportation corridors.*
 - *Contributions to city wide linkages of open space and activity zones.*
 - *Consistently high community quality expectations.*

Response: The project responds to its southwestern desert community context through desert sensitive site design and preservation of natural features and vegetation. It preserves views to surrounding landforms and provides linkages to adjacent open spaces and adjacent commercial land uses. The overall open space area proposed with this development will be a significant increase from the previously approved C-2 site plan with the rezoning of a large portion of the site to O-S and COS. The architecture and site design will be consistent with the Troon North community quality expectations. Units will be approximately 1,800-2,200 square feet in size.

- *Encourage projects that are responsive to the natural environment, site*

conditions, and unique character of each area, while being responsive to people's needs.

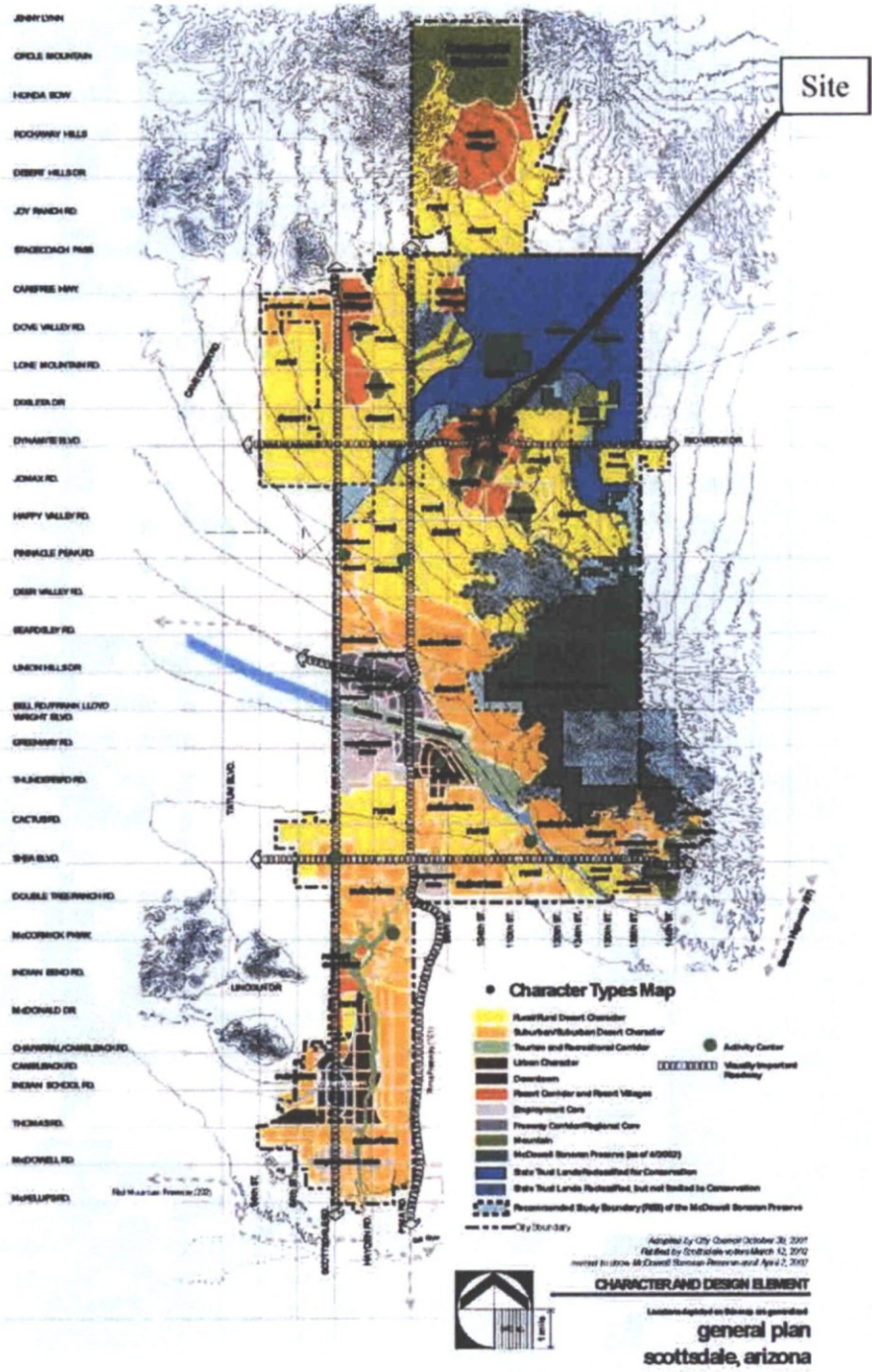
Response: This development will maintain the existing natural topographic features including the prominent boulder outcropping and will preserve mature native vegetation. It will also improve natural features through sensitive revegetation while responding to people's needs by creating sidewalk connections to the existing commercial parcel to the west.

- *Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location.*

-Resort Villages are concentrations of major resort facilities. A variety of tourist accommodations, quality office, specialty retail, recreation uses including golf courses and tennis courts, employment, and compatible high amenity residential neighborhoods are all components.

Response: The Character Types Map of the General Plan designates this Property as a Resort Village along Dynamite Boulevard which is designated as a Visually Important Roadway. Resort Villages contain medium density neighborhoods that include a variety of commercial centers, resorts and residential development. A wide variety of recreational and leisure opportunities are integrated into the fabric of these districts. The General Plan notes that pedestrian and bicycle linkages from neighborhood to neighborhood and from neighborhood to commercial, cultural, educational and recreational components are vital in weaving these areas into a livable community. The physical character of these districts varies widely throughout the community and is based on period of construction and the surrounding topography and natural features.

As noted in the General Plan (pp. 44-45) Resort Villages fall within and are a special feature of the Suburban Desert Character Type. This Property and surrounding Troon North properties were designated as part of the Resort Village due to their proximity high quality resorts such as the Four Seasons, resort-style living and recreational/golf opportunities. The proposed residential community not only accommodates a demand in this sub-market, but is arguably a more appropriate land use in this location as it will add to the existing mixture of existing land uses (commercial, residential, and golf). The upscale nature of the proposed development will complement the surrounding character and its large amount of open space will seamlessly integrated into the fabric of the established Resort Village of Troon North. The proposal is consistent with and furthers this Goal and Approach.



Character and Design Element

2. Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.

- *Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.*

Response: Scottsdale's Sensitive Design Principles are fundamental to the design and development of the subject property. The proposed residential community will complement and enhance the quality of the existing Troon North master plan which has formed the surrounding context. Its architecture, color palette and building materials will be compatible with the sensitive, quality design elements used throughout Troon North.

The development will establish physical settings and improvements that enhance people's sense of place and comfort. The proposed development will be low profile and will maintain views to nearby natural environmental features. The proposed development intends to dedicate well above the required NAOS (90,000 s.f. required and 260,000 s.f. provided) and maintain the integrity of the ESLO through site design, architectural character and landscaping.

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

- *Apply the **Scenic Corridor** designation in circumstances where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the neighborhood setting, and buffering of roadway impacts is important. This allows for a larger landscaped area that can minimize the impact of highly traveled roads adjacent to neighborhoods.*
- *Establish specific Scenic Corridor guidelines and policies for the design and maintenance of these visually significant roadways.*
- *Other visually significant roadways include roadways with buffered setbacks, Desert Scenic Roadways (in ESLO districts), and roadways with specific streetscape design themes.*

Response: Dynamite Boulevard is designated as a Visually Important Roadway per the Character Types Map (GP 2001) and Scenic Corridor per the City's Scenic Corridor plans and policies with the goal to preserve views and enhance native vegetation along significant frontages providing an open feel and visual continuity to be enjoyed by the community. The Scenic Corridor is proposed to be a minimum width of 80'. The adjacent commercial to the west has a dedicated Scenic Corridor of 80' and the residential development (On the Green) to the north is providing 40' of open space with no dedicated Scenic Corridor per the City's records.

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

- *Require substantial landscaping be provided as part of new development or redevelopment.*
- *Maintain the landscaping materials and pattern within a character area.*
- *Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.*
- *Encourage the retention of mature landscape plant materials.*

Response: The development proposal promotes a low-water use desert landscape palette in keeping with the existing on-site and surrounding desert context. The site and landscape design will enhance the surrounding character, minimize building mass, and naturally integrate with adjacent properties while providing shade and comfort for the future residents of the community. The native and desert-adapted plant palette proposed will promote water conservation. The majority of the mature native trees existing on this site will be retained with the proposed site plan. Salvaged plant materials shall be relocated into areas that provide the greatest benefit to the community for buffering and open space enhancement.

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

- *Establish lighting standards that relate to the ambient lighting designations contained within the 2000 I.E.S. standards revisions.*
- *Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.*
- *Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.*

Response: Lighting will be designed in an appropriate manner and respectful of the nearby residential developments, minimizing glare and promoting the City’s dark-sky policy while maintaining safety for future residents. Lighting standards will be selected to coincide with the high quality design of the overall project. The specific light fixtures to be submitted with the Development Review application will be high-quality designs that reflect the neighborhood character and local context.

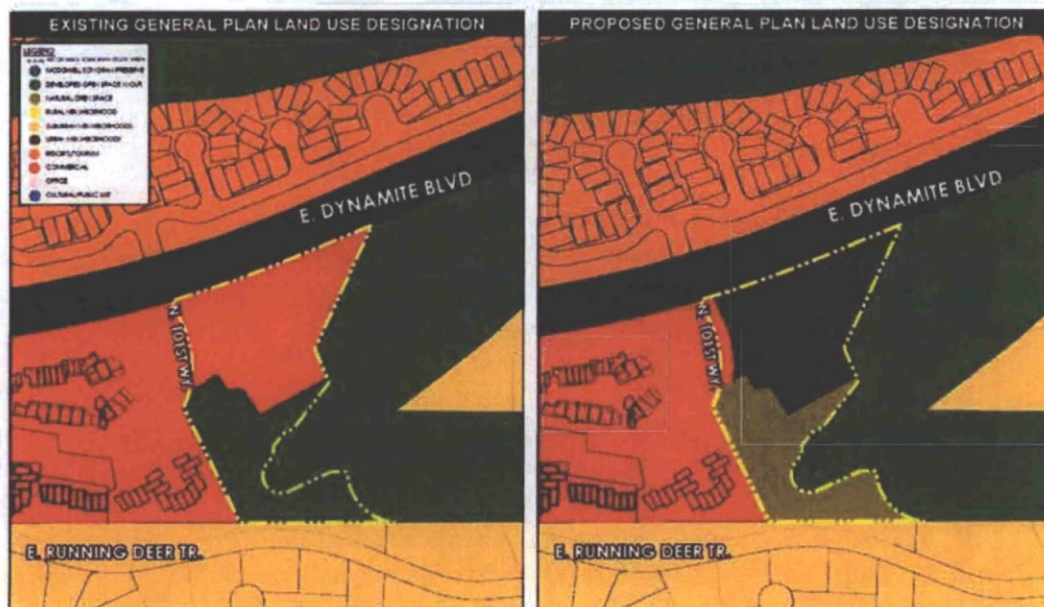
Land Use Element

The Land Use Element embraces the concept that land uses complement each other visually, aesthetically, socially, and economically, and to avoid conflicting, damaging or otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community.

The Land Use Element Vision Statement reads: *“Scottsdale is first and foremost a residential community and Southwest tourist destination where the diversity and arrangement of land uses is designed to enhance quality of life and ensure long-term prosperity. Our land uses must complement each other visually, aesthetically, socially, and economically.”*

This General Plan amendment will add to the diversity of land uses in the area. The proposed land use will complement other uses in the area aesthetically, socially and economically.

The General Plan states “Neighborhoods” focus on a range of mostly residential classifications and “residential land uses should be designated to accommodate a mix of dwelling types and densities for a variety of neighborhood and environmental conditions.” The proposed residential community is consistent with the statement above. The project will add to the mix of dwelling types and densities and is appropriate given the environmental conditions extant on the Property.



This non-major GPA is consistent with and furthers the following goals and approaches contained within the Land Use Element:

Land Use Goals and Approaches

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

- *Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.*
- *Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available*

Response: The surrounding mix of land uses in the area includes a range of commercial to the west (Dynamite Animal Hospital, Chase bank and various offices), recreational golf and open space to the east, and residential R-4R ESL to the north and south. The proposed development will provide an aesthetic character and density commensurate with the Troon North master plan and will be a logical and gradual transition from Dynamite Boulevard and the more intense commercial land uses located to the west to the residential and open space uses to the north, south and east.

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

- *Allow for a diversity of residential uses and supporting services that provide for the needs of the community.*
- *Maintain a citywide balance of land uses that support changes in community vision/dynamics (established by future community visioning processes) over time.*

Response: Locating the proposed 14-unit residential community within the Resort Village Character Type on an underutilized/undeveloped commercial parcel helps establish a greater variety of housing types and a logical balance of land uses in this area. Maintaining a citywide balance of land uses is an important planning goal that stimulates the economic base of Scottsdale. The proposed development will bring a wider array of housing options to this area of the Scottsdale community. It will provide an alternative housing option vs. the larger lot single-family homes in north Scottsdale and is an appropriate density adjacent to Dynamite Boulevard, C-2 commercial development to the west and R-4R development to the north (On the Green at Troon North and The Ridge at Troon North developments), south and east (LaScala/Estancia and Pinnacle Canyon at Troon North). Although speculative, the approximate sales price for the proposed residential community will be \$350 per square foot.

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

- *Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.*
- *Support the physical integration of residential uses with retail uses to provide opportunities for pedestrian oriented development.*
- *Ensure Scottsdale's transportation choices respond to the land use patterns and local neighborhood lifestyles.*
- *Provide an interconnected open space system that is accessible to the public, including pedestrian and equestrian links, recreation areas, and drainage ways.*

Response: Residents will have a convenient link to the existing commercial development to the west of the site. Sidewalk improvements will physically integrate the proposed residential use with adjacent commercial use, resulting in fewer automobile trips. Additionally, approximately one-mile to the east is a shopping center located at the southwest corner of Alma School and Dynamite Boulevard which will also provide convenient neighborhood services (UPS Store, Scottsdale Livestock, Rare Earth Wine & Pizza, Walgreens and Wells Fargo) to the future residents of this development.

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

- *Protect sensitive natural features from incompatible development, and maintain the integrity of natural systems.*
- *Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.*
- *Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems*

Response: The development proposal meets the goal of incorporating appropriate land use transitions to better integrate into surrounding neighborhoods by providing a site design that responds to the natural topography and preserves view corridors. Further, areas of existing natural open space will be maintained adjacent to the proposed residential community by rezoning 1.06+/- acres as O-S ESL and 0.8+/- acres as COS ESL, sensitively buffering the residential development which also provides NAOS. The development goals proposed for this project contribute towards an appropriate transition with respect to development pattern, intensity and the natural desert character.

Economic Vitality Element

This non-major GPA is consistent with the following goal and approach contained within the Economic Vitality Element.

Economic Vitality Goals and Approaches

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

- *Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.*

Response: The C-2 commercial zoning on this property is no longer a viable land use. This land use is intended for commercial activities designed to serve the community. The adjoining commercial development has maintained increasing vacancy rates since its initial construction phase in 2004. The Property is not ideal or even attractive for additional commercial use due the amount of office and retail in the area in comparison to the number of supporting rooftops and the modest population growth rate predicted for north Scottsdale. Troon North was approved with 3,474 units (residential and resort) and currently has 2,343 developed units, well below the entitled number of units for the master plan.

This General Plan goal and approach encourages the reuse of underutilized or vacant parcels. The proposed development represents an opportunity to implement the recommendations of the General Plan by integrating medium density residential into the area and developing a privately owned commercial parcel by providing more rooftops that will support and strengthen the existing area retail and support services. This will lead to increased local shopping, higher retail sales actively and the collection of additional retail taxes by the City of Scottsdale. The proposed residential community will provide additional quality housing options in this desirable and developing area of the community.

Community Involvement Element

Community Involvement Goals and Approaches

This non-major GPA is consistent with the following goals and approaches contained within the Community Involvement Element:

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

Response: Public participation is an important component of successful planning and community building and decision making. Scottsdale prides itself as a community that

encourages citizen involvement and public participation. The development team for the Villages at Troon North has met with key neighborhood stakeholders, decision-makers and informally with City staff to discuss the proposed development. The development team continues to meet with potentially affected neighbors in the surrounding communities and other stakeholders and these efforts will be ongoing throughout the process to ensure the community is aware of the proposed development. Additionally, our public open house meeting was held on October 13th at one of the vacant suites on site. Citizens were notified and encouraged to attend to gather details about the proposed residential community. A complete Citizen Outreach Report is provided with this application documenting the outreach efforts and community feedback. (See Neighborhood Involvement/Citizen Input Report).

Housing Element

The Housing Element Vision Statement reads: *“Scottsdale will be a community that embraces a variety of housing opportunities that enhance the character, diversity, and vitality of the city, as well as respect and conserve our Sonoran desert.*

Scottsdale has historically been a community that embraces a variety of housing opportunities to enhance the character, diversity, and vitality of the City, as well as respect and conserve the Sonoran Desert. Scottsdale encourages housing options that provide a wide range of opportunities for people and provide sustainable, environmentally sensitive qualities that blend with the City’s natural surroundings. The Villages at Troon North will add to the variety of housing opportunities in this north Scottsdale area. The development will not only integrate a unique housing product into the Resort Village, it will provide housing options for people who prefer a lower-maintenance resort lifestyle. This project will assist in achieving the City’s stated vision by creating a high quality residential community that enhances the character and diversity of the neighborhood and respects the Sonoran desert environment.

This non-major GPA is consistent with the following goals and approaches contained within the Housing Element:

Housing Goals and Approaches

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

- *Maintain Scottsdale’s quality-driven development review standards for new housing development.*
- *Encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.*

Response: This proposal offers a medium density residential community (14 dwellings at 3.4 dwelling units/acre), which fits appropriately within the range of residential densities

and intensity already developed in the area. The proposed residential community with its low-scale architectural style (lower heights than the current commercial zoning) will harmonize with and complement the surrounding Troon North neighborhood context and Sonoran Desert character. By limiting building height to 30' (36' allowed currently) the new community will be consistent with the purpose and intent of the ESL district.

The proposed native and desert-adapted plant palette will conform to the ESL plant list. Undisturbed native vegetation will be maintained in place wherever possible and native plants will be used to re-vegetate portions of the site that have been or will be graded. The overall 6.2+/- acre site will consist of 3.8+/- acres of R-3 ESL, 1.3+/- acres of O-S ESL and 0.8 +/- acres of COS ESL for the boulder feature (0.3+/- will remain C-2 ESL).

Prior to site development and construction the site plan and housing product design will be reviewed by the Development Review Board for environmental sensitivity, landscape, architectural style, building scale, materials and colors.

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

- *Encourage a variety of housing densities throughout Scottsdale, with mixed-uses in areas of major employment and transit hubs, to offer greater live-work choices to a broader economic range of households.*
- *Work to adjust the housing mix based on changing demographics and economics of the city.*

Response: The General Plan encourages a variety of housing densities throughout Scottsdale, with mixed-use, urban and suburban neighborhood areas near trails, golf and commercial. The Troon North master plan includes a range of urban and suburban densities integrated with golf and supporting commercial. The development of the subject Property as a distinctive Scottsdale luxury residential community will provide additional housing opportunities for the wider community along with the part-time residents seeking the “live, work, and play” lifestyle and land use concept supported by the General Plan.

Neighborhood Element

The Enhance Neighborhoods Guiding Principle of the General Plan identifies several goals and approaches intended to ensure Scottsdale’s long-standing commitment to providing a quality physical and social environment for its citizens. This General Plan Element recognizes that neighborhood viability and sustainability is as equally important as a strong economic foundation. Further, changes in neighborhoods should be in harmony with the existing character.

This non-major GPA is consistent with the following goals and approaches contained within the Neighborhood Element:

Neighborhood Goals and Approaches

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

- *Create, preserve and enhance pedestrian, vehicular, and alternative transportation mode connections and links between the neighborhoods and other neighborhood-supporting land uses throughout the community.*
- *Improve and maintain the current landscape, sign, and design standards throughout the community.*

Response: Villages at Troon North will achieve this goal by providing vehicular and pedestrian connectivity to the existing commercial development to the west. Further, the project will maintain and enhance the existing native desert landscape, preserve boulder features, and will establish high-quality sign and architectural design standards that complement this unique neighborhood.

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

- *Encourage new development efforts toward existing developed areas in Scottsdale.*
- *Encourage green building and sensitive design techniques and alternatives in conjunction with infill development.*

Response: The proposed development satisfies the General Plan goal of encouraging new development efforts within existing developed areas in Scottsdale and the use of existing infrastructure while supporting developed areas in a manner that is complementary and sustainable. The site plan emphasizes contextually sensitive design to complement the surrounding residential neighborhoods, open space/golf and commercial uses.

This proposed non-major GPA for Urban Neighborhoods and Natural Open Space land use represents a significant improvement over the Commercial land use for the following reasons:

- The proposal will reduce the approved intensity of the Property from 28,000 square feet of commercial to 14 single family dwelling units. As such, it will better complement existing development in the vicinity.
- The decrease in intensity on the site will result in a significant reduction in traffic on the surrounding street network and a reduction in demands on other existing infrastructure in this area. The existing commercial zoning, if fully built out per the approved site plan, would generate 4,840 daily weekday trips for the commercial center. With the proposed 14-unit residential plan on the eastern portion of the site, the daily weekday trips are reduced to 2,020 (a 2,820 trip reduction or 58%).

- This residential community will help achieve the stated General Plan goal of “context-appropriate” new development due to the smaller building footprint associated with the home sites and the smaller amount of surface parking and paved accessways needed to serve the development.
- Proposed homes with a 30’ maximum building height will have less visual impact than the 36’ building height allowed under the existing C-2 ESL zoning.
- The low-profile residential community will employ sensitive design techniques related to siting and orientation of buildings that will be more sensitive to areas of onsite NAOS and better maintain views to nearby environmental features.

Open Space and Recreation Element

The Open Space and Recreation Element of the General Plan recognizes the significance of natural and urban open spaces and recreational opportunities. Maintaining connected open space corridors, such as Scenic Corridors, serves to reinforce the regional open space network.

This non-major GPA is consistent with the following goals and approaches contained within the Open Space and Recreation Element:

Open Space & Recreation Goals and Approaches

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

- *Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.*
- *Provide access areas of sufficient size and with adequate facilities for public use and open space system access.*
- *Preserve and integrate visual and functional connections between major city open spaces into the design of development projects.*

Response: Preserving Scenic Corridors and common open space contributes to interconnectivity and buffering adjacent to neighboring properties. The proposed location and orientation of NAOS on this development is far superior to that of a commercial development (approved zoning) with large expanses of surface parking areas.

In addition to maintaining physical and visual connectivity within the Scenic Corridor, the amount of proposed open space onsite will help maintain wildlife corridors and provide residents with visual enjoyment of the native desert setting and wildlife observation.

Preservation and Environmental Planning Element

The preservation of our community relies on a built environment that is sustainable and in harmony with the natural environment. There are several ways to accomplish this goal which include, but are not limited to, encouraging green building standards and environmentally sensitive design philosophies, and maintaining meaningful, connective open space.

The Preservation and Environmental Planning Element Vision Statement reads in part:

“Scottsdale is a community that embraces conservation and preservation of the environment. The city’s decision makers will work to conserve elements of the natural environment where possible and restore areas where past development has degraded it.

As noted earlier, the proposed development will restore native vegetation where it has been degraded. This non-major GPA is consistent with the following goals and approaches contained within the Preservation and Environmental Planning Element:

Preservation and Environmental Planning Goals and Approaches

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

- *Retain Scottsdale’s image and heritage of the Sonoran Desert.*
- *Encourage developments to retain and integrate the desert ecosystem where appropriate.*
- *Maintain scenic views to preserve the aesthetic values of the area for all to enjoy and for its contribution to the quality of life for residents and visitors.*

Response: The ESL Ordinance establishes guidelines for development in the northern regions of Scottsdale and the protection of sensitive natural areas and will serve as a model for the preservation of local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area’s ecology. As previously mentioned, the proposed residential community will preserve undisturbed native vegetation, connected wildlife habitat, and scenic view corridors inherent to Scottsdale’s vision. The developer also intends to preserve and enhance the native vegetation, through revegetation where appropriate, as part of the site development. Project design standards will incorporate native Sonoran Desert vegetation throughout the site and the low profile buildings will maintain scenic views to nearby natural features.

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

- *Enhance, restore, and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.*
- *Retain and preserve native plants to retain a Sonoran desert character.*

- *Encourage the retention of mature trees because trees recycle air pollutants through photosynthesis.*
- *Retain and protect indigenous native vegetation to reduce water consumption, stabilize the soil, and provide desert wildlife habitat.*

Response: Native plants are considered to be a significant environmental feature that promotes the maintenance of natural conditions and enhances aesthetic benefits to the community. The NAOS areas will be preserved and enhanced where appropriate with the development of this site. Additionally, strong efforts will be made to salvage native vegetation wherever possible.

Cost of Development Element

Cost of Development

The impacts of development and on-going community services associated with the subject Property will be minimized due to existing off-site infrastructure and a reduction in the overall site intensity as a result of the proposed General Plan land use amendment from Commercial to Urban Neighborhoods and from Developed Open Space to Natural Open Space. An analysis of demands associated with the existing commercial and proposed residential land uses for this region of Scottsdale indicate substantial reductions in vehicular trips per day, water use and wastewater generation associated with residential uses. These findings are based on the TIMA, Water and Wastewater reports submitted with the application.

Public Services and Facilities Element

The Public Services and Facilities Element notes that Scottsdale Values “A community in which residents can live, work, and play in close proximity and where neighborhoods have easy connections to other neighborhoods and public facilities.”

The Villages at Troon North development also values these elements and will assist in achieving the City’s vision for a connected and accessible open space system.

This non-major GPA is consistent with the following goal and approach contained within the Public Services and Facilities Element:

Public Services and Facilities Goals and Approaches

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

- *Develop parks, paths, and trails with the participation of private development through required fees, dedication of land, and construction of facilities.*

Response: A minimum 80' wide Scenic Corridor will be maintained along Dynamite Boulevard with trail connectivity. As mentioned above, the request includes a non-major GPA from Commercial to Urban Neighborhoods and from Developed Open Space to Natural Open Space. The existing commercial zoning was established with the Troon North master plan in the 1990's and the downzoning will provide substantially more O-S ESL zoned land along the COS ESL boulder feature than what exists today. Preservation of the Scenic Corridor along Dynamite Boulevard will provide visual and physical connectivity opportunities with adjacent parcels. A Dynamite Boulevard Scenic Corridor exhibit if provided with the resubmittal.

**DYNAMITE BLVD. SCENIC CORRIDOR
DEDICATIONS**



EASEMENT ABBREVIATIONS
 SCE - Scenic Corridor Easement
 BSL - Building Setback Line
 VCE - Vista Corridor Easement
 TLE - Trail Easement
 EE - Equestrian Easement
 DE - Drainage Easement

Community Mobility Element

The Community Mobility Element relates to protecting the function and form of regional corridors and protecting the physical integrity of regional transportation networks to reduce the number, length and frequency of automobile trips. Additionally, this section of the General Plan seeks to prioritize regional connections to safely and efficiently move people and goods beyond City boundaries, to relieve traffic congestion, to optimize all forms of mobility, and to protect neighborhoods from the negative impact of regional and citywide transportation networks. Finally, the General Plan recognizes that there is diversity throughout neighborhoods and that each neighborhood may, in fact, have different mobility needs.

This non-major GPA is consistent with the following goals and approaches contained within the Community Mobility Element:

Community Mobility Goals and Approaches

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

- *Improve air quality, by encouraging live, work, and play relationships in land use decisions that reduce the distance and frequency of automotive generated trips.*

Response: The Property has frontage on Dynamite Boulevard, a minor arterial street providing east west connection through North Scottsdale. Downzoning from commercial to residential and additional open space will bring 14 additional rooftops to the area. Clustering housing near commercial, recreational and resort uses reduces the number and distance of automobile trips, improves air quality, thereby enhancing the quality of life for surrounding residents. The anticipated traffic counts for the proposed residential development (14 single family dwelling units) are substantially less than the counts associated with the existing commercial land use designation approved for the site. The proposed rezoning results is 58% fewer daily trips.

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

- *Ensure that the streets designated as scenic corridors are sensitively integrated into natural desert setting and the integrity of the scenic setback is preserved.*

Response: The perimeter streets and internal driveways will provide continuity through use of cohesive native landscaping and design elements established for the proposed residential community and will uphold the aesthetic values and environmental standards of Scottsdale's transportation system as well as the Troon North master plan. The project proposes a minimum 80' wide Scenic Corridor with trail along the northern boundary and 4.0+/- acres of overall open space. Internally, the design of the project will ensure that all infrastructure for the driveway and parking will be sensitively integrated into the natural and/or physical settings tying to the existing commercial development to the west.

11. Provide opportunities for building "community" through neighborhood mobility.

- *Provide a high level of service for pedestrians through facilities that are separated and protected from vehicle travel (ie: placing landscaping between curbs and sidewalks).*
- *Emphasize strong pedestrian orientation ie: shaded safe paths, links to civic spaces) to foster a strong sense of community.*

Response: The site plan provides convenient connections for residents to access the adjoining commercial uses through internal pedestrian connections between parcels as well as within the Scenic Corridor.

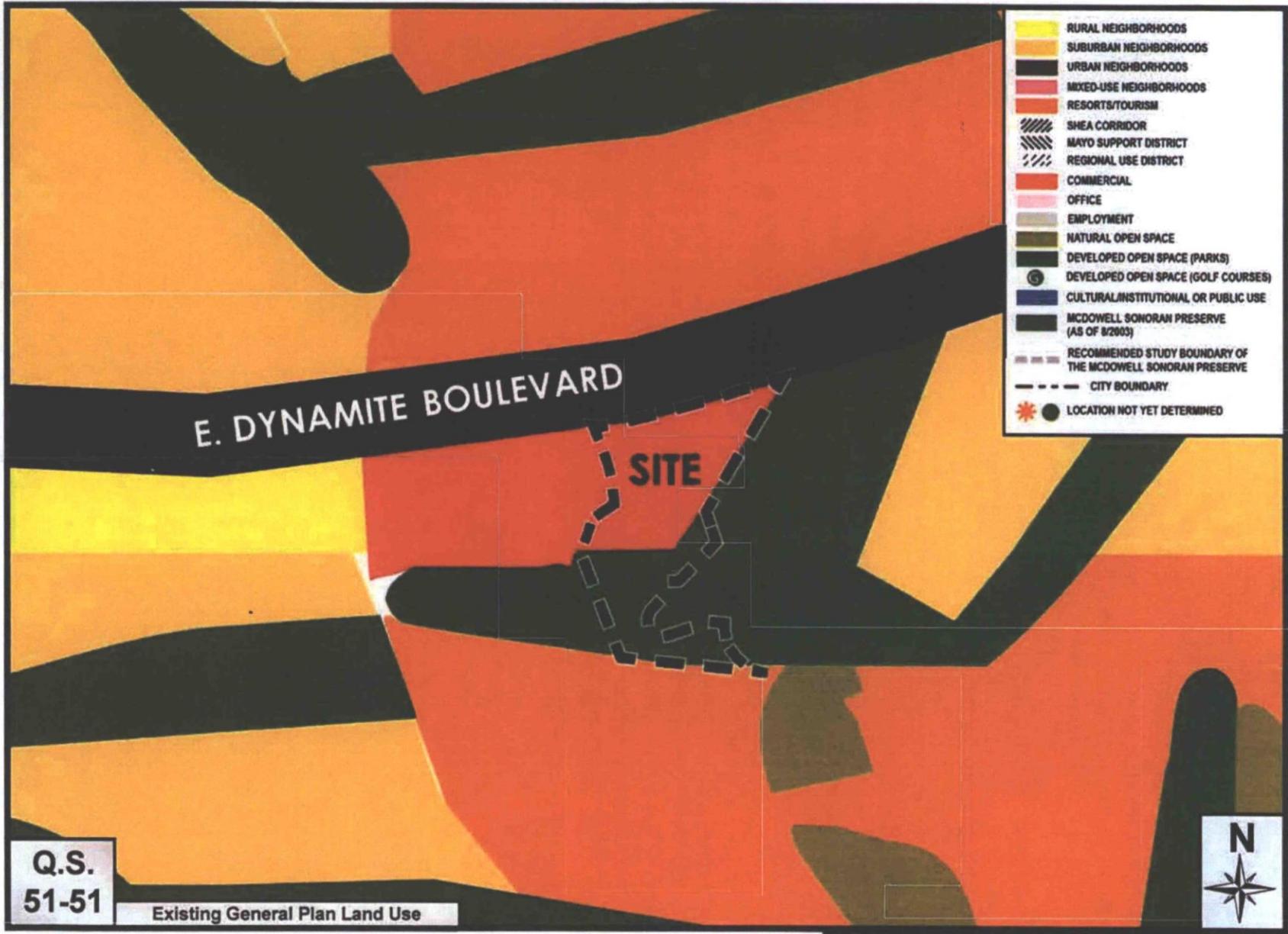
VI. Conclusion

Villages at Troon North will bring a luxury residential community to an underutilized commercially zoned site in north Scottsdale. The proposed residential community will provide an aesthetic character and density compatible with the surrounding context and will provide as a logical transition in land uses from the existing commercial uses to the west and the golf and residential neighborhoods to the north, south and east.

The downzoning will reduce the approved intensity the Property from 28,000 square feet of commercial to 14 single family dwelling units. As such it will better complement existing development in the vicinity.

The decrease in intensity on the site will result in a significant reduction in traffic on the surrounding street network and a reduction in demands on other existing infrastructure in this area. The existing commercial zoning, if fully built out per the approved site plan, would generate 4,840 daily weekday trips for the commercial center. With the proposed 14-unit residential plan on the eastern portion of the site, the daily weekday trips are reduced to 2,020 (a 2,820 trip reduction or 58%).

This residential community will help achieve the stated General Plan goal of “context-appropriate” new development due to the smaller building footprint associated with the proposed home sites and the smaller amount of surface parking and paved accessways needed to serve the development. Additionally, the proposed homes with a 30’ maximum building height will have less visual impact than the 36’ building height allowed under the existing C-2 zoning.



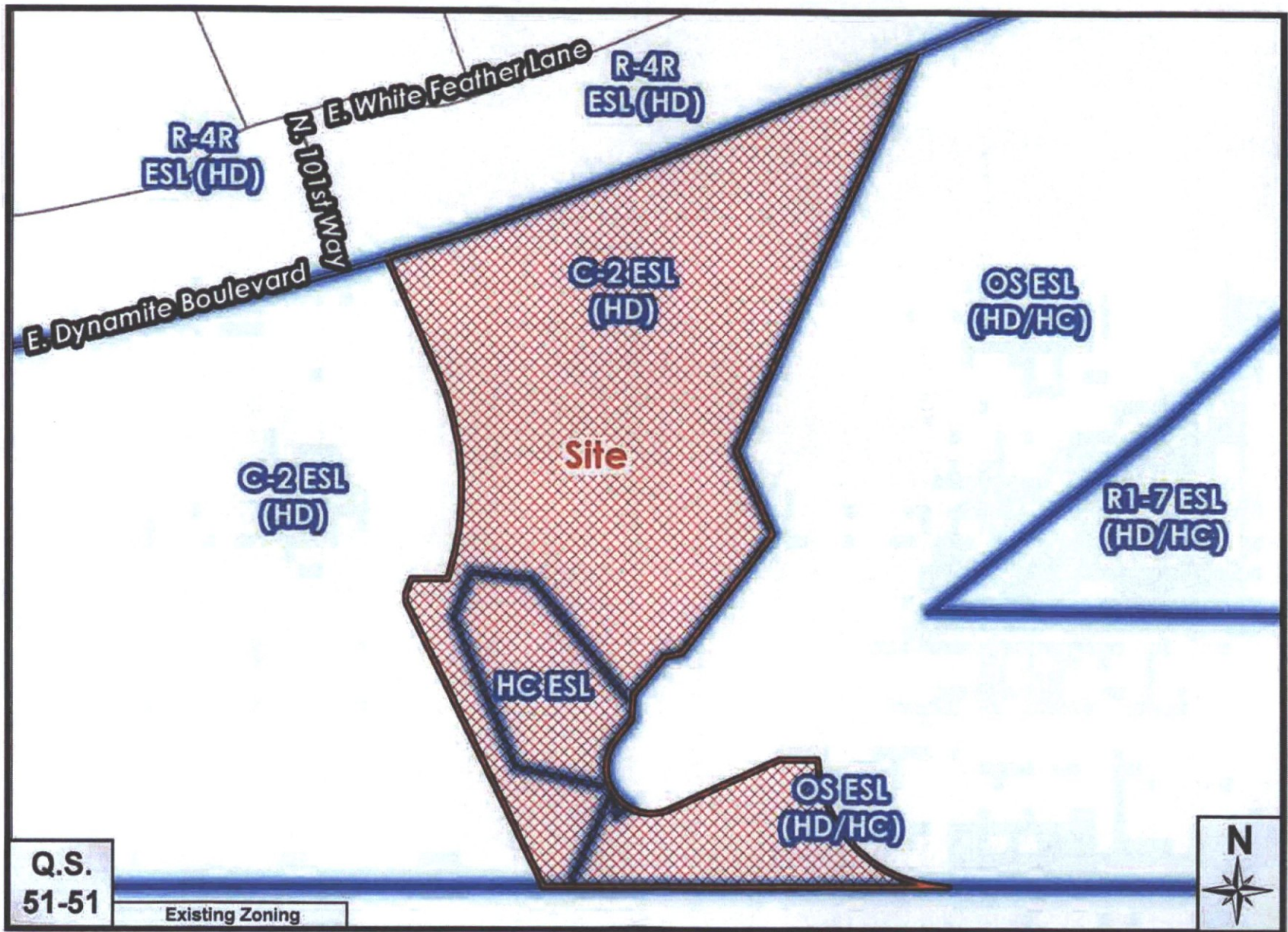
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51-51

Existing General Plan Land Use



Villages at Troon Mountain

10-GP-2016 & 27-ZN-2016



Q.S.
51-51

Existing Zoning



Villages at Troon Mountain

10-GP-2016 & 27-ZN-2016

ATTACHMENT 7



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
Villages at Troon North III
October 26, 2016

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment to rezone from Commercial (C-2 ESL) to Residential (R-3 ESL) and a Non-General Plan Amendment from Commercial to Suburban and Natural Open Space of an approximately 6+/- acre property located at the southeast corner of 101st Way and Dynamite Blvd as the third phase of the Villages at Troon North. The proposed project would result in a residential community of 14 luxury townhomes. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings and door-to-door outreach. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on October 13, 2016 at the Villages at Troon North Building E (10031 E. Dynamite Blvd.) for those who wished to learn more about the project. The location and time were posted on the Early Notification Sign.

6 interested people attended the Open House. Most of the attendees were generally supportive of the project, with questions being raised regarding height and existing boulder features on the site. All questions were addressed at the Open House. However, as previously stated, the outreach team will continue to be available to respond to any neighbors who have questions or comments.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

ATTACHMENTS:

Notification Letter
Notification List
Affidavit of Posting
Sign-in sheets

Early Notification of Project Under Consideration

Neighborhood Open House Meeting

Date: Thursday, October 13th, 2016

Time: 5:00 – 6:00 PM

Location: The Villages at Troon North (10031 E. Dynamite Blvd.) – Building E

Site Address: SEC of Dynamite BLVD and 101st Way

Project Overview:

- Description of Request: A Zoning District Map Amendment to rezone from Commercial (C-2 ESL) to Residential (R-3 ESL) and Open Space (O-S ESL) and a Non-Major General Plan Amendment from Commercial to Suburban and Natural Open Space.
- Site Acreage: 6+/-
- Site Zoning: C-2 ESL

Applicant Contact: John Berry

Phone number: 480-385-2727

Email: JB@BerryRiddell.com

City Contacts: Keith Niederer

Phone number: 480-312-2953

Email: KNiederer@ScottsdaleAZ.gov

Pre-Application #: 389-PA-2016 Available at The City of Scottsdale: 480-312-7000

Project Information may be researched at: <http://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search>

Posting Date: 09/30/2016 –Penalty for removing or defacing sign prior to date of last hearing

–Applicant Responsible for Sign Removal

09/30/2016



Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White) Public Hearing Notice Sign (Red)

Case Number: 389-PA-2016

Project Name: _____

Location: SEC of Dynamite Blvd and 101st Way

Site Posting Date: 9/30/2016

Applicant Name: John Berry

Sign Company Name: Scottsdale Signarama

Phone Number: 480-994-4000

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

[Signature]
Signature

9-30-16
Date

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

Acknowledged before me this the 30 day of September 2016
[Signature]
Notary Public
My commission expires: 2/15/20

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



October 1, 2016

Dear Neighbor:

We are pleased to tell you about an upcoming request to be filed with the City of Scottsdale (389-PA-2016) to build an upscale residential community located on approximately 6+/- acres as the third phase of the Villages at Troon North located at the southeast corner of Dynamite Boulevard and 101st Way. The request is for a Zoning District Map Amendment to rezone from Commercial (C-2 ESL) to Residential (R-3 ESL) and Open Space (O-S ESL) and a Non-Major General Plan Amendment from Commercial to Suburban and Natural Open Space. This plan would result in 14 luxury residential townhomes compared to the previously approved 28,300 sqft of commercial office condominiums.

You are invited to attend an open house to discuss this proposal. The open house will be held on Thursday, October 13, 2016 from 5 p.m. to 6 p.m. at The Villages at Troon North (10031 E. Dynamite Blvd.) in Building E.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Keith Niederer, who can be reached at 480-312-2953 or KNiederer@scottsdaleaz.gov.

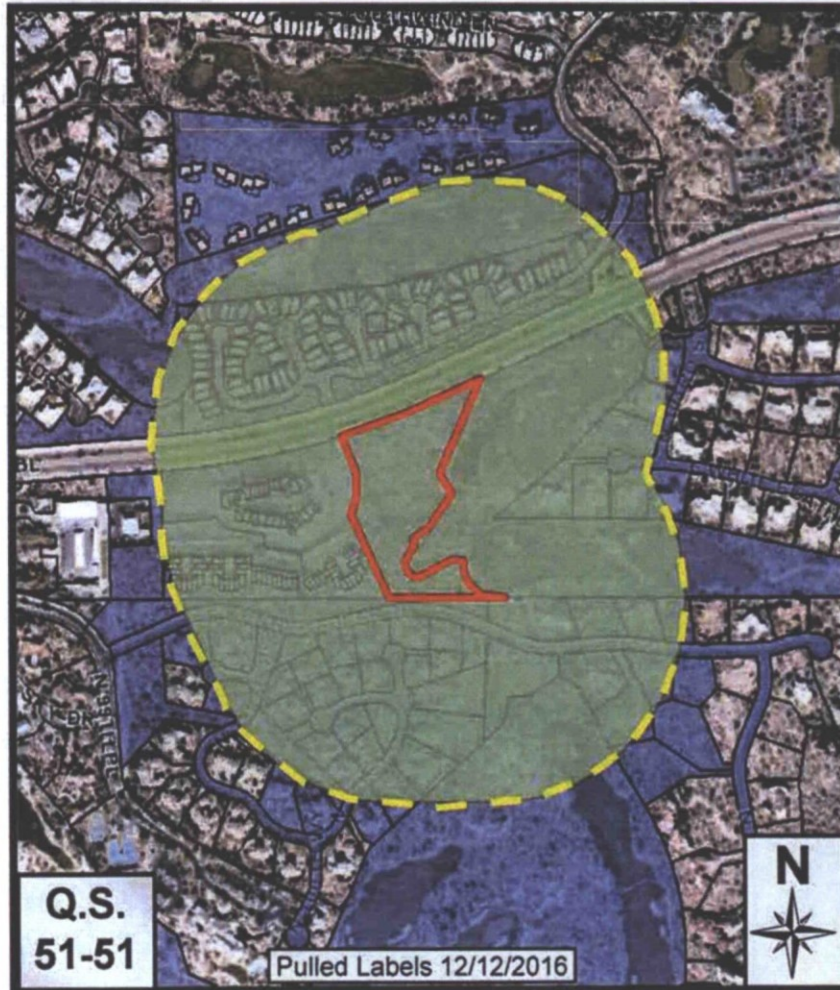
Thank you.

Sincerely,

Paul Smith
President

City Notifications – Mailing List Selection Map

ATTACHMENT 9



Map Legend:



Site Boundary



Properties within 750-feet

Postcards 213

Additional Notifications:

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

Villages at Troon Mountain

10-GP-2016 27-ZN-2016



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, APRIL 26, 2017

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Paul Alessio, Chair
David Brantner, Vice Chair
Larry S. Kush, Commissioner
Prescott Smith, Commissioner
Ali Fakhri, Commissioner
Michael J. Minnaugh, Commissioner

ABSENT: Kelsey Young, Commissioner

STAFF: Tim Curtis
Joe Padilla
Lorraine Castro
Alex Acevedo
Casey Steinke
Bryan Cluff
Keith Niederer
Andrew Chi

CALL TO ORDER

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

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

MINUTES REVIEW AND APPROVAL

1. Approval of April 12, 2017 Regular Meeting Minutes including Study Session.

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

COMMISSIONER KUSH MOVED TO APPROVE THE APRIL 12, 2017 REGULAR MEETING MINUTES, INCLUDING STUDY. SECONDED BY COMMISSIONER SMITH, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (6) TO ZERO (0).

CONTINUANCES

2. 25-ZN-2015 (Scottsdale Fashion Square Mall)

Request by applicant to continue to the May 24, 2017 meeting.

Request by owner for a Zoning District Map Amendment on a +/- 56-acre site from Downtown/Regional Commercial Office - Type 2, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO) to Downtown/Downtown Regional Use - Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO) and approval of a Development Plan with building height up to 150 feet, reallocation of building square footage throughout the Scottsdale Fashion Square property, and new dwelling units located on the northwest corner of Camelback Road and Scottsdale Road (6900, 7000, 7003, 7014, 7032, 7102, 7150, 7055 E. Camelback Road, 4649 N. Goldwater Blvd., 7000 E. Via Soleri Drive, 4710, 4500, 4510, 4610, 4626, 4700, 4720 N. Scottsdale Road, and 7001 E Highland Avenue). Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is John Berry, 480-385-2727.**

3. 1-II-2016 (Scottsdale Fashion Square Mall)

Request by applicant to continue to the May 24, 2017 meeting.

Request by owner for approval of a Downtown Infill Incentive District application over a +/- 1.8-acre site of a +/- 56-acres site with Downtown/Downtown Regional Use - Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO) zoning by approving a Development Plan and amendments to Property Development Standards of the Zoning Ordinance regarding the inclined stepback plan adjacent to the Downtown Boundary, specifically at the northeast corner of the Development Plan area located on the northwest corner of Camelback Road and Scottsdale Road. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is John Berry, 480-385-2727.

Item No's. 2 & 3: Move to continue cases 25-ZN-2015 and 1-II-2016 to the May 24, 2017 meeting. Approved 4-0; Motion by Commissioner Kush, 2nd by Vice Chair Brantner. Commissioners Smith and Fakh recused themselves.

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

EXPEDITED AGENDA

4. 10-GP-2016 (Villages at Troon North)
Request by owner for a Non-major General Plan Amendment to the City of Scottsdale General Plan 2001 from the Commercial (+/- 3.8-acres), and Developed Open Space (+/- 2.1-acres) land use categories to the Urban Neighborhoods (+/- 3.8-acres), and Natural Open Space (+/- 2.1-acres) land use categories on 5.9 +/- acres of a 6.2 +/- acre site located at the southeast corner of Dynamite Blvd. and 101st Way, also known as 10101 E. Dynamite Blvd. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is John Berry, 480-385-2727.**

5. 27-ZN-2016 (Villages at Troon North)
Request by owner for a Zoning District Map Amendment from Central Business Environmentally Sensitive Lands, Hillside District (C-2 ESL HD) zoning to Medium Density Residential Environmentally Sensitive Lands (R-3 ESL) (+/- 3.8-acres), and Open Space Environmentally Sensitive Lands (O-S ESL) (+/- 1.3-acres), and from Hillside Conservation, Environmentally Sensitive Lands (HC ESL) to Conservative Open Space Environmentally Sensitive Lands (C.O.S. ESL) (+/- 0.8-acres) zoning, on 5.9 +/- acres of a 6.2 +/- acre site located at the southeast corner of E. Dynamite Blvd. and N.101st Way, also known as 10101 E. Dynamite Blvd. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is John Berry, 480-385-2727.**

Item No's. 4 & 5: Recommended City Council approve cases 10-GP-2016 and 27-ZN-2016, by a vote of 4-0; Motion by Vice Chair Brantner, per the staff recommended stipulations, based upon the finding that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Kush. Commissioner Smith recused himself. Commissioner Fakh was absent.

NON-ACTION ITEM

6. 1-TA-2017 (Sign Ordinance Update – Permanent Signs)
Request by the City of Scottsdale to amend the City's Zoning Ordinance (Ordinance No. 455) for the purposes of amending and updating the sign regulations for permanent signs, related provisions and requirements. **Staff contact person is Andrew Chi, 480-312-7828.**

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

Planning Commission
April 26, 2017
Page 4 of 4

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:05 p.m.

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

PLANNING COMMISSION REPORT



Meeting Date: April 26, 2017
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Villages at Troon North 10-GP-2016 & 27-ZN-2016

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a Non-major General Plan Amendment to the City of Scottsdale General Plan 2001 from the Commercial (+/- 3.8-acres), and Developed Open Space (+/- 2.1-acres) land use categories to the Urban Neighborhoods (+/- 3.8-acres), and Natural Open Space (+/- 2.1-acres) land use categories on 5.9 +/- acres of a 6.2 +/- acre site located at the southeast corner of Dynamite Blvd. and 101st Way, also known as 10101 E. Dynamite Blvd.
2. A recommendation to City Council regarding a request by owner for a Zoning District Map Amendment from Central Business Environmentally Sensitive Lands, Hillside District (C-2 ESL HD) zoning to Medium Density Residential Environmentally Sensitive Lands (R-3 ESL) (+/- 3.8-acres), and Open Space Environmentally Sensitive Lands (O-S ESL) (+/- 1.3-acres), and from Hillside Conservation, Environmentally Sensitive Lands (HC ESL) to Conservative Open Space Environmentally Sensitive Lands (C.O.S. ESL) (+/- 0.8-acres) zoning, on 5.9 +/- acres of a 6.2 +/- acre site located at the southeast corner of E. Dynamite Blvd. and N.101st Way, also known as 10101 E. Dynamite Blvd.

Goal/Purpose of Request

The proposed Non-major General Plan Amendment and Zoning District Map Amendment would amend the existing entitlements for the eastern 5.9 +/- acres of Parcel T at Troon North to allow for the construction of a 14-unit, two-story residential condominium development.

Key Items for Consideration

- Removes future potential commercial and office land uses, and adds residential land uses
- As of the drafting of this report, staff has not received any phone calls or e-mail from the public regarding the application.

OWNER

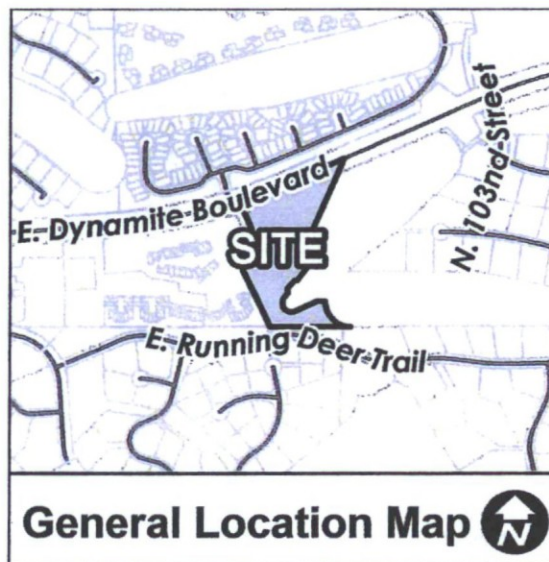
Troon LLC - Stephen Herman
602-753-3729

APPLICANT CONTACT

John Berry
480-385-2753

LOCATION

E DYNAMITE BL / N 101ST WY (SE Corner), 10101 E.
Dynamite Blvd.



BACKGROUND

General Plan

The City of Scottsdale General Plan 2001 Land Use Element designates the northern section of the subject property as Commercial and the southern section as Developed Open Space. The Commercial land use designation permits uses that provide a variety of goods and services to the community – including retail businesses, major single uses, and restaurants. The Developed Open Space land use designation includes public or private recreation areas, such as golf courses as well as drainage facilities and areas that provide links between neighborhoods.

Character Area Plan

There is currently no adopted Character Area Plan for this area.

Zoning

The site is currently zoned Highway Commercial, Environmentally Sensitive Lands, Hillside District (C-2 ESL), and Hillside Conservation, Environmentally Sensitive Lands (H-C ESL). The current entitlements on this property allow for up to 5,000 square feet of retail, up to 5,500 square feet of restaurant, and up to 17,801 square feet of office space.

Zoning History

The property was annexed into the City of Scottsdale in 1981, and subsequently zoned R1-190 HD in 1982 with case 32-Z-82.

In 1983, case 81-Z-83 was approved which rezoned the area from R1-190 HD to a variety of zoning districts for the Pinnacle Peak Village North development plan, which later became known as Troon North.

In 1986, case 87-Z-85 was approved which modified the development plan by adding land area to the master plan, as well as adding two 18-hole golf courses.

In 1989, case 28-Z-89 was approved, which further amended the development plan, and placed C-2

HD zoning on the subject property, known as Parcel T at Troon North.

In 1990 and 1994, cases 45-Z-90 and 43-ZN-94 were approved, further amending the development plan.

In 2002, case 10-ZN-2002 approved a site plan for a 143,700 s.f. mixed-use development on the 17 +/- acre Parcel T at Troon North. The development included a mix of office, retail and restaurant uses. Case 57-DR-2002 approved a refined site plan, building elevations and landscaping on the site. 104,861 +/- square feet of office and commercial space had been developed to date. The eastern approximately 1/3 of the property remain undeveloped, and is the subject property of this application.

Context

The subject property is located at the southeast corner of E. Dynamite Blvd. and N. 101st Way. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: One the Green at Troon North residential duplexes zoned R-4R ESL (HD).
- South: Estancia Single-family homes zoned R-4R ESL (HD).
- East: Golf Course zoned OS ESL (HD).
- West: Village at Troon office/retail development zoned C-2 ESL (HD).

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Zoning Ordinance

APPLICANTS PROPOSAL

Development Information

The development proposal includes a request for a Non-major General Plan Amendment to the City of Scottsdale General Plan 2001 from the Commercial (+/- 3.8-acres), and Developed Open Space (+/- 2.1-acres) land use categories to the Urban Neighborhoods (+/- 3.8-acres), and Natural Open Space (+/- 2.1-acres) land use categories on 5.9 +/- acres of a 6.2 +/- acre site.

Furthermore, a zoning map amendment is being requested from Central Business Environmentally Sensitive Lands, Hillside District (C-2 ESL HD) zoning to Medium Density Residential Environmentally Sensitive Lands (R-3 ESL) (+/- 3.8-acres), and Open Space Environmentally Sensitive Lands (O-S ESL) (+/- 1.3-acres), and from Hillside Conservation, Environmentally Sensitive Lands (HC ESL) to Conservative Open Space Environmentally Sensitive Lands (C.O.S. ESL) (+/- 0.8-acres) zoning, on 5.9 +/- acres of a 6.2 +/- acre site.

- Existing Use: Undeveloped
- Proposed Use: 14 unit residential condominium development
- Parcel Size: 6.2 acres gross (272,281 s.f.)
5.3 acres net (232,233 s.f.)

- Proposed R-3 size: 3.8 acres gross (167,299 s.f.)
3.0 acres net (129,600 s.f.)
- Proposed O-S size: 1.3 acres (56,661 s.f.)
- Proposed C.O.S. size: .8 acres (36,463 s.f.)
- Building Height Allowed: 36-feet above natural grade in the existing C-2 ESL zoning district
- Building Height Proposed: 30-feet above natural grade in the proposed R-3 ESL zoning district
- Parking Required: 2 spaces per units, 28 spaces
- Parking Provided: 28 garage spaces, 7 guest spaces
- Open Space Required: 36% of the net lot area – 83,650 s.f. (1.92 ac)
- Open Space Provided: 66% of the net lot area 152,744 s.f. (3.5 ac)
- NAOS Required: 223,314 s.f. (entire current C-2 property)
- NAOS Provided: 61,060 s.f., subject property (231,553 s.f. both subject property and C-2 property combined)
- Density Allowed: 12.93 dwelling units per acre in R-3 ESL. (12.93 x 3.8 ac = 4.9 units max.)
- Density Proposed: 3.7 dwelling units per acre (14 units)

NON-MAJOR GENERAL PLAN AMENDMENT IMPACT ANALYSIS

General Plan

The applicant's requests are recognized as non-major amendments based upon criteria outlined in the City of Scottsdale General Plan 2001 Change in Land Use Category Criteria (Criteria #1) which identifies that a change from Commercial Land Use designation (Group E) to an Urban Neighborhoods Land Use designation (Group C) does not constitute a Major General Plan Amendment. Additionally, a change from Developed Open Space (Group B) to Natural Open Space (Group A) does not constitute a Major General Plan Amendment.

Urban Neighborhoods

The General Plan Land Use Element describes the Urban Neighborhoods land use designation as *areas of multi-family dwellings/apartments. Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses are generally located near retail centers, offices, or other compatible non-residential uses. Care must be taken to minimize impacts on other residential areas and to provide adequate circulation to accommodate the traffic volumes. Access to transportation choices is a key consideration for urban neighborhoods. Areas containing high-density residential development should have minimal environmental constraints.*

The applicant intends to develop residential condominiums at 3.7 dwelling units per acre. The requested density would align with the Suburban Neighborhoods land use designation (more than one, but less than eight units per acre), and a request from Commercial to Suburban Neighborhoods (Group E to Group B on the Change in Land Use Category Table) would constitute a major General Plan amendment. However, the requested density – as compared to the surrounding northern

Scottsdale context and the consistent application of General Plan approvals by City Council associated with Urban Neighborhoods in this area – and the development type and density proposed more closely align with the Urban Neighborhoods land use category.

There are few areas designated as Urban Neighborhoods in North Scottsdale and those that are designated are developed at, or have approvals for, less than eight dwellings per acre. Those designated Urban Neighborhoods include:

- Mirage Trail (43-ZN-1990#2 and 1-GP-2003), a condominium project within Legend Trail, is developed at 7 dwellings per acre;
- Desert Mountain Parcel 16 (15-ZN-2004 and 8-GP-2004), a townhouse development, has a density of 2.82 dwellings per acre;
- Paloma (23-ZN-2005 and 31-DR-2012), which is yet to be built, is located near N. Scottsdale Road and E. Dove Valley Road, and was approved for single-story, attached single-family units at 5.45 dwellings per acre; and
- Scottsdale Heights (9-ZN-2016 and 4-GP-2016), the most recently approved, and also not yet built, is immediately adjacent to the Paloma development, and is an attached single-family development with patio homes at a density of 5.57 dwellings per acre.

Additionally, the proposed land use and density is consistent with surrounding Resorts/Tourism designated properties. To the north, the subdivision of On the Green at Troon North has a Resorts/Tourism designation and is an R-4R zoned townhouse development with a density of approximately 4.4 dwellings per acre. To the south, the subdivision, Homes of La Scala, also a Resorts/Tourism land use, is a R-4R zoned subdivision comprised of single-family homes with a density of approximately 1.3 dwellings per acre.

There are additional nearby properties with a Suburban Neighborhoods General Plan land use designation that are developed at the lowest densities for this type. To the east, Pinnacle Canyon at Troon North Unit 1, has a Suburban Neighborhoods land use, varying zoning districts ranging from R1-7 to R1-35, and a density of approximately 1.2 dwellings per acre. To the north and west is another subdivision with Suburban Neighborhoods land use, Highlands at Troon North, which has a density of approximately 1.7 dwellings per acre.

As such, the applicant's proposal is reflective of the density and type of development as other Urban Neighborhoods developments in North Scottsdale, compatible with nearby Resorts/Tourism designated properties and their densities, and is more than twice as dense as nearby Suburban Neighborhoods. Consequently, the applicant's proposal closely aligns to, and is consistent with the Urban Neighborhoods land use designation.

Natural Open Space

The General Plan Land Use Element describes Natural Open Space as applying in "locations where significant environmental amenities or hazards may exist." Significant environmental conditions include boulder features, such as the case with this site. Generally, "it is intended that lands in the natural open space category remain as permanent open space, and, "efforts to preserve mountainous areas, washes, and areas with native desert vegetation should continue."

The proposed project designates 2.1 acres as Natural Open Space. Currently this area is designated as Developed Open Space and protected through NAOS easements and existing conservation (HC)

zoning for the boulder feature. The proposed land use change from Developed Open Space to Natural Open Space will further protect these sensitive areas from development.

Policy Implications (Non-Major General Plan Amendment)

The proposed project is consistent with the Six Guiding Principles, established through the CityShape 2020 process and incorporated into the City of Scottsdale General Plan 2001. Several principles are particularly applicable, “Preserve Meaningful Open Space”, “Enhance Neighborhoods”, and “Value Scottsdale’s Unique Lifestyle and Character.” The proposed land use change from Commercial to Urban Neighborhoods, and the proposed residential project’s unit type and open space designation will enhance the neighborhood and add to Scottsdale’s unique character and lifestyle. The proposed development consists of 14 residential condominium units. Adjacent land uses are Commercial to the west, Resorts/Tourism to the north, Suburban Neighborhoods to the east, and Resorts/Tourism and Suburban Neighborhoods to the south. The General Plan states that the Urban Neighborhoods land use designation is “generally located near retail centers, offices, or other compatible non-residential uses,” which is consistent with this request.

Several General Plan goals support the enhancement and development proposed. The Character and Design (Goal 1), Land Use (Goal 3), Neighborhoods (Goal 5), and Preservation and Environmental Planning (Goal 2) Elements encourage development that responds to Scottsdale’s context as a southwestern desert community and the area’s natural environment. The proposed project is consistent with the area’s Suburban Desert and Resort Village Character Type given its location, amenities, and connection to the surrounding neighborhoods. The General Plan encourages the balance and sensitive integration of land uses (Land Use Goals 4 and 7), as well as a variety of housing options that blend with the character of the surrounding area (Housing Goal 2).

The project’s location, site layout, and connections to surrounding development add additional mobility opportunities, consistent with Land Use Goal 5. The proposed project’s location near commercial development and other amenities assists with creating a “live, work, play” environment envisioned through Housing Goal 4 that will help to relieve traffic congestion. The proposed project also provides pedestrian connections that will promote building an even stronger community in the area.

Character and Design Goal 4, in conjunction with Community and Mobility Goal 7, encourage streetscapes and scenic corridor designation in areas where a substantial landscape buffer is desired to maintain views and the desert character. The Scenic Corridor is designated along streets where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the neighborhood setting, and buffering of roadway impacts is important. This allows for a larger landscaped area that can minimize the impact of highly traveled roads adjacent to neighborhoods. The Open Space map designates Dynamite Boulevard as a Scenic Corridor and the applicant proposes dedicating an 80’ scenic corridor easement. This dedication is consistent with the commercial development to the west and exceeds the amount dedicated by other surrounding developments. On the Green at Troon North provides 40’ of open space adjacent to Dynamite Boulevard, but does not have a scenic corridor dedication, and the residential development to the east has a 60’ scenic corridor dedication.

Consistent with Open Space Goal 1, the proposed project will further protect open spaces with the

designation of Natural Open Space that includes the boulder feature, which would be zoned COS, and additional NAOS. Additionally, the project proposes using low water native and desert-adapted plantings, and salvage plantings, as possible, consistent with the Character and Design (Goal 6) and Preservation and Environmental Planning (Goal 9) Elements. To further maintain the desert character, and consistent with Character and Design Goal 7, the project proposes high quality lighting that will be mindful of dark sky requirements.

Policy Implications

Economic Development - Commercial Land Use

The City of Scottsdale through the 2001 General Plan goals and approaches generally seeks to preserve and enhance the existing commercial land use designations in the city in order to maintain economic drivers. Over the last several years within the north area of the city (north of Deer Valley Road to the City's northern boundary), the City Council has adopted several cases (4-GP-2013, 2-GP-2014, 3-GP-2014, 4-GP-2014, 1-GP-2015, 4-GP-2016, and 5-GP-2016) that have resulted in a net 24% reduction (91 ± acres) in the Commercial land use designation in this area. The applicant's request would further reduce the amount of General Plan designated Commercial land use by 4.1 ± acres – resulting in a total 25% reduction of commercial in the north area of the city since 2013. Per the applicant, the adjacent commercial development has had increasing vacancy rates and population growth in the area is modest with Troon North developed with about two-thirds as many units as was originally entitled. Thus, a request to amend the existing Commercial land use designation to a residential use that is likely to be supportive of existing commercial development already within the area may be beneficial.

2013 Citywide Land Use Assumptions Report

In December 2013, the City of Scottsdale completed, and City Council adopted (Resolution No. 9560), a Land Use Assumptions (LUA) Report that illustrates "projections of changes in land uses, densities, intensities and population over a period of at least ten years and pursuant to the General Plan of the municipality". The study examined Scottsdale in three general geographic areas—south, central and north. The North Sub-Area includes all lands within the boundaries of the City of Scottsdale north of Deer Valley Road.

According to the study, the North Sub-Area is projected to absorb approximately 3,576 acres of residential land area by 2030, with 58 acres projected to be urban residential development (1%). Since the adoption of the LUA in December 2013, there has been one request for urban residential within the North Sub-Area, the 14 acres with the recently approved Scottsdale Heights. The applicant's request would provide an additional 4.1 ± acres of urban residential. Consequently, the proposed change in General Plan land use category to Urban Neighborhoods is in keeping with the projected increase in this residential development-type anticipated for this area of the community.

The full Development Forecast can be found at:

<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Water/Rates+and+Fees/LUAR2013.pdf>

Land Use Impact Model

In May 2016, Long Range Planning Services contracted with Applied Economics to produce a land use impact model to estimate the socioeconomic, development, and fiscal impacts associated with a

change from one General Plan land use designation to another over a 20-year time period (2017-2036). From a fiscal standpoint, the model assesses both revenues generated from development (initial construction expenditures, yearly sales tax generation, etc.) as well as City expenditures (public safety, infrastructure maintenance, etc.), as a means to depict how much value a project adds over time – or Net Present Value (NPV).

In this instance, the model provided a general assessment of the subject site comparing the existing Commercial land use designation with the proposed Urban Neighborhoods land use designation in the North Sub-Area of the City. The proposed Natural Open Space is assumed to have no additional development. The existing Commercial land use designation shows a positive NPV of \$1.25 million, while the proposed Urban Neighborhoods shows a negative NPV of \$33,000 over the same time period. However, the site has been designated as Commercial since the 1980s and while the property to the west was developed following a 2002 site plan approval, this parcel was not developed. Additionally, the proposed Urban Neighborhoods land use has the potential to support and generate economic activity to the adjacent commercial property.

IMPACT ANALYSIS

Zoning/Land Use

The proposed zoning designation of Medium Density Residential, Environmentally Sensitive Lands (R-3 ESL), will allow dwelling units to be built on the property. The straight R-3 zoning, would allow for up to 49 units to be constructed up to a height of 30-feet above natural grade. This zoning map amendment, if approved, would limit the number of units to 14.

In 2002, case 10-ZN-2002 approved a commercial site plan for this subject site, as well as the C-2 properties directly to the west, which allows for up to 149,919 square feet of commercial space. To date, 104,861 square feet of commercial and office space have been built, much of which is vacant today.

This requested zoning map amendment would remove the remaining 19,201 square feet of entitled office space, remove the remaining 5,000 square feet of entitled retail, and remove the remaining 5,500 square feet of entitled restaurant. The proposed site plan, if approved would replace the planned asphalt, parking and buildings on the southern portion of the site with open space and conservation open space.

Zoning Comparison

Development Standards	Current C-2 ESL Zoning	Straight R-3 ESL Zoning	Proposed R-3 ESL Zoning
Density	One dwelling unit physically integrated into each business	12.93 dwelling units per acre (49 units)	3.7 dwelling units per acre (14 units)
Allowable Gross Floor Area	29,701 s.f. of retail, restaurant and office	Not Applicable	Not Applicable

Development Standards	Current C-2 ESL Zoning	Straight R-3 ESL Zoning	Proposed R-3 ESL Zoning
Building Height	36 feet above natural grade	30 feet above natural grade	30 feet above natural grade
Traffic	1,134 daily trips	287 daily trips	82 daily trips

Traffic/Trails

The entitled office, retail and restaurant uses on the subject property are projected to yield 1,134 daily trips. The proposed 14 unit residential condominium development is projected to yield 82 daily trips, a reduction of 1,052 trips from what is currently allowed.

Water/Sewer

The subject property and proposed use can be served by the existing water and sewer systems in the area.

Public Safety

The nearest fire station is located approximately 1.5 miles to the east at 27777 N. Alma School Parkway. This area is served by Police district 4. The 14 unit residential development is not anticipated to have a negative impact on public safety services.

School District Comments/Review

The applicant has notified the Cave Creek Unified School District of this application, and the district responded saying there are adequate existing school facilities to accommodate the projected number of additional students.

Open Space

This property will have 3.5 acres of open space, 2.07 acres of which will be Natural Area Open Space (NAOS).

An 80-foot-wide Scenic Corridor easement will be provided along E. Dynamite Boulevard, which will be kept native, with the exception of a public trail.

Community Involvement

September 30, 2016: Applicant posts the site with a white Early Notification of a Project Under Consideration sign, notifying the public of the request and open house meeting date, time and location. The applicant also mailed notices to property owners within 750-feet.

October 13, 2016: Applicant holds neighborhood meeting at the Villages of Troon North Building E, 10031 E. Dynamite Blvd. from 5:00 – 6:00 PM. Six residents attended the meeting and had questions regarding the proposed building height and the existing boulder features on the lot.

Staff has not received any calls or e-mails regarding this request as of the drafting of this report.

Community Impact

A zoning map amendment from C-2 ESL HD to R-3 ESL will remove the allowance of commercial uses such as restaurants, banks, retail and office uses from the property, and allow residential uses. The proposed residential units could provide existing and future businesses to the west additional customer traffic, and provide less vehicle trips per day.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission make a recommendation to City Council for approval of case 10-GP-2016, a request for a Non-major General Plan Amendment to the City of Scottsdale General Plan 2001 from the Commercial (+/- 3.8-acres), and Developed Open Space (+/- 2.1-acres) land use categories to the Urban Neighborhoods (+/- 3.8-acres), and Natural Open Space (+/- 2.1-acres) land use categories on 5.9 +/- acres of a 6.2 +/- gross acre site located at the southeast corner of Dynamite Blvd. and 101st Way, also known as 10101 E. Dynamite Blvd.

Staff also recommends that the Planning Commission make a recommendation to City Council for approval of case 27-ZN-2016, per the attached stipulations, finding that the proposed zoning district map amendment from Central Business Environmentally Sensitive Lands, Hillside District (C-2 ESL HD) zoning to Medium Density Residential Environmentally Sensitive Lands (R-3 ESL) (+/- 3.8-acres), and Open Space Environmentally Sensitive Lands (O-S ESL) (+/- 1.3-acres), and from Hillside Conservation, Environmentally Sensitive Lands (HC ESL) to Conservative Open Space Environmentally Sensitive Lands (C.O.S. ESL) (+/- 0.8-acres) zoning, on 5.9 +/- acres of a 6.2 +/- acre site located at the southeast corner of E. Dynamite Blvd. and N.101st Way, also known as 10101 E. Dynamite Blvd. is consistent with and conforms to the adopted General Plan.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

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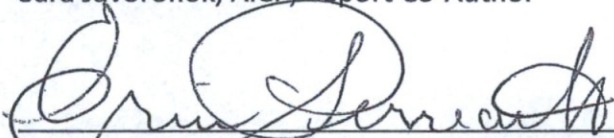
APPROVED BY


Keith Niederer, Report Co-Author

4/18/17
Date


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4/18/17
Date

ATTACHMENTS

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



Villages at Troon Mountain

27-ZN-2016

ATTACHMENT #1A



Q.S.
51-51

Google Earth Pro Imagery

Villages at Troon Mountain

27-ZN-2016

**Stipulations for the Zoning Application:
Villages at Troon North
Case Number: 27-ZN-2016**

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

GOVERNANCE

1. **PRIOR CASES.** Except as modified with this application, conditions from cases 43-ZN-94, 45-Z-90 and 28-Z-89 continue to apply.

SITE DESIGN

2. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform with the conceptual site plan submitted by LVA Urban Design Studio and with the date of 4/13/2017, attached as Exhibit A to Attachment 2. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. **MAXIMUM DWELLING UNITS/MAXIMUM DENSITY.** There shall be a maximum of 14 dwelling units for the 5.9 +/- gross acres as shown on the Conceptual Site Plan submitted by LVA Urban Design Studio with a date of 2/16/2017. Maximum dwelling units and floor area ratio shall be as indicated on the Land Use Budget Table below. Parcel T is the remainder of the C-2 zoned area, and parcel T.1 is the proposed 5.9 +/- gross acres of R-3 ESL, O-S ESL and C.O.S. ESL zoning.

Parcel	Approx. Gross Acres	Zoning	Proposed # of Units	Max FAR
T	13.3	C-2 HD	0	.20*
T.1	6.2	R-3 ESL (HD), O-S ESL (HD) and C.O.S.ESL	14	N/A

*Per cases 43-ZN-94, 45-Z-90 and 28-Z-89

4. **BUILDING HEIGHT LIMITATIONS.** No building on the site shall exceed 30 feet in height, measured as provided in the applicable section of the Zoning Ordinance.
5. **OUTDOOR LIGHTING.** The maximum height of any outdoor lighting source, except any light sources for patios and/or balconies, shall be 14 feet above the adjacent finished grade.
6. **OUTDOOR LIGHTING FOR PATIOS AND BALCONIES.** Light sources that are utilized to illuminate patios and/or balconies that are above 14 feet shall be subject to the approval of the Development Review Board.

INFRASTRUCTURE AND DEDICATIONS

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

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

Street Name	Street Type	Right-of-way Dedications	Improvements	Notes and Requirements
Dynamite Boulevard	Rural Minor Arterial	65-foot	Improve the existing Trail	a.1.

a.1. All street improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, etc.) shall be constructed in accordance with the applicable City of Scottsdale’s Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, and Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction and the Design Standards and Policies Manual.

a.2. Dedicate 65-feet of right of way along Dynamite Boulevard, or provide documentation of the fee title dedication. Scottsdale Revised Code Sec. 47-10.

8. DRAINAGE. With Development Review Board application, the developer shall submit an updated Drainage report for the subject development providing the following:

- Determine specific means of addressing the City’s first flush stormwater quality requirement
- Address pre versus post development flow on local watershed

9. EASEMENTS.

a. EASEMENTS DEDICATED BY PLAT. The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.

10. SCENIC CORRIDOR SETBACK. The Scenic Corridor setback width along E. Dynamite Blvd. shall be a minimum of 80-feet feet, measured from edge of right-of-way. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition.

11. NATURAL AREA OPEN SPACE. Before final plans approval, the owner shall dedicate an exclusive Natural Area Open Space easement and Deed Restriction in favor of the adjacent commercial center to the west. With the final plans submittal, the owner shall submit a final accounting of all NAOS provided including undisturbed, revegetated and dedicated in favor of adjacent property to the west.

12. MULTI-USE TRAIL. Prior to issuance of any Certificate of Occupancy for the development project, the owner shall construct/improve the existing public trail along the Dynamite Boulevard frontage to current DSPM standards including using 4-inches compacted decomposed granite material in a straightened horizontal alignment. A minimum 10-foot wide trail along Dynamite Boulevard. The path shall be contained within a Public Non-Motorized Access Easement (PNMAE) dedicated to the

City by the owner prior to issuance of any building permit for the development project. The alignment of the path shall be subject to approval by the city's Zoning Administrator, or designee, prior to dedication. The easement shall be dedicated over the existing scenic Corridor easement. The trail shall be designed in conformance with the Design Standards and Policies Manual Section 8-3.200.



SITE DATA:

EXISTING SITE DATA	NEC 101ST WAY & DYNAMITE BLVD.
LOCATION:	
OVERALL SITE AREA (GROSS):	272,281 SF (5.2 AC)
OVERALL SITE AREA (NET):	232,233 SF (5.3 AC)
EXISTING G.P. LAND USE:	COMMERCIAL
EXISTING ZONING:	C-2 (PER CASE #45-2V-1990)
PROPOSED R-3 ESL (HD) ZONING AREA	
R-3 ESL SITE AREA (GROSS):	167,299 SF (3.8 AC)
R-3 ESL SITE AREA (NET):	129,600 SF (3.0 AC)
PROPOSED G.P. LAND USE:	URBAN NEIGHBORHOODS
PROPOSED ZONING:	R-3 ESL, HD
DEVELOPMENT TYPE:	CONDOMINIUM PLAT
PROPOSED # OF UNITS:	14
MAX. GROSS DENSITY:	3.7 DU/AC
REFUSE COLLECTION:	COMMUNITY BIN (1)
PARKING REQUIRED:	2 SPACES/UNIT TO BE PROVIDED IN GARAGE
GUEST PARKING:	7 OFF STREET SPACES
R-3 ESL DEVELOPMENT STANDARDS	
MIN. BLDG. SETBACK:	0' (ADJACENT TO C-2 & O-S)
MIN. YARD SETBACK:	15' (ADJACENT TO R-4R)
MIN. DISTANCE BETWEEN BLDGS.:	10'
MAX. BLDG. HEIGHT:	30'
MIN. GARAGE DOOR SETBACK:	FACE OF GARAGE SHALL BE SETBACK FROM CURB, SIDEWALK OR TRAVEL LANE EITHER 3' OR 6', OR ATLEAST 18'
PROPOSED O-S ESL (HD) ZONING AREA	
O-S ESL SITE AREA:	56,281 SF (1.3 AC)
PROPOSED G.P. LAND USE:	OPEN SPACE
PROPOSED ZONING:	O-S ESL, HD
PROPOSED # OF LOTS:	0
MAX. GROSS DENSITY:	0 DU/AC
PROPOSED C-2 ESL (HD) ZONING AREA	
C-2 ESL SITE AREA:	36,547 SF (0.8 AC)
PROPOSED G.P. LAND USE:	OPEN SPACE
PROPOSED ZONING:	C-2 ESL, HD
PROPOSED # OF LOTS:	0
MAX. GROSS DENSITY:	0 DU/AC

OPEN SPACE:

R-3 TOTAL OPEN SPACE (INCLUDING FRONTAGE)	
REQUIRED:	36% OF R-3 NET = 46,556 SF (1.1 AC)
PROVIDED:	46% OF R-3 NET = 59,616 SF (1.4 AC)
R-3 PRIVATE OUTDOOR LIVING SPACE	
REQUIRED:	10% OF G.F.A. OF UNITS ON 1ST STORY
MIN. PROVIDED:	5% OF G.F.A. OF UNITS ABOVE 1ST STORY
R-3 FRONTAGE OPEN SPACE	
REQUIRED:	12% OF R-3 NET = 15,532 SF (0.36 AC)
PROVIDED:	31% OF R-3 NET = 39,421 SF (0.91 AC)

N.A.O.S.

TOTAL N.A.O.S. FOR TOTAL SITE PER PARKING PLAN 4-10-2008	
REQUIRED N.A.O.S. REQUIRED:	223,334 SF (5.13 AC)
N.A.O.S. PREVIOUSLY PROVIDED:	231,553 SF (5.31 AC)
N.A.O.S. SURPLUS:	7,219 SF (0.16 AC)
N.A.O.S. TO BE DEDICATED:	61,960 SF (1.4 AC)
PREVIOUSLY DEDICATED N.A.O.S. & HC PER PARKING PLAN 4-10-2008	
TOTAL WILDSIDE CONSERVATION (HC):	40,240 SF
PHASE 1 & 2 DEDICATION:	170,473 SF
ASSUMED PHASE 3 DEDICATION:	41,440 SF
N.A.O.S. - REVEGETATED:	84,509 SF
N.A.O.S. - UNRESTORED:	108,234 SF
N.A.O.S. - SURPLUS:	7,219 SF

SUBJECT SITE N.A.O.S. PROVIDED

TOTAL PHASE 3 N.A.O.S. PROVIDED:	10,091 SF
N.A.O.S. - REVEGETATED:	0.0 SF (0%)
N.A.O.S. - UNRESTORED:	10,091 ACRES (100%)
TOTAL N.A.O.S. DEDICATED ON ALL PHASES:	240,268 SF
THE PROPOSED DEDICATION PHASE 3 N.A.O.S. CONFORMANCE WITH N.A.O.S. DEDICATION APPROVED IN PARKING PLAN 4-10-2008.	

FIRE:

FIRE CONFORMANCE INFORMATION	
- ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.	
- FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW	
- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"	
- KEY SWITCH/FIRE-EMPTION SENSOR REQUIRED FOR ALL GATES	
- GATE DETAIL CONSISTENT WITH DS&PM	
- ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 45' OUTSIDE TURNING RADIUS WITH 5' SHOULDER FOR TURNING.	

NOTES:

- CONDO REGIME PLAT, NOT FEE-SIMPLE LOTS
- INTERNAL DRIVE IS PRIVATE ACCESSWAY

VICINITY MAP:

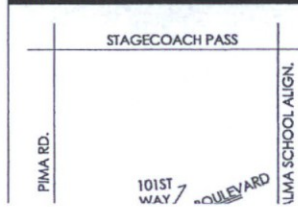


Exhibit A to Attachment 2

VILLAGES at TROON NORTH

Exhibit A to Attachment 2

Additional Information for:

Villages at Troon North

Case: 27-ZN-2016

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES** Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. wall design,
 - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - c. scenic corridors and buffered parkways,
 - d. signage
3. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
5. **ARCHAEOLOGICAL RESOURCES.** Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

Villages at Troon North

GPA

&

Zoning Project Narrative

10-GP-2016 & 27-ZN-2016



Prepared for:
Troon LLC

Prepared by:
Berry Riddell LLC
6750 E. Camelback Road, Suite 100
Scottsdale, AZ 85251

ATTACHMENT #4

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I. Request

The request is for a non-major General Plan Amendment (“GPA”) from Commercial to Urban Neighborhoods and from Developed Open Space to Natural Open Space and a downzoning from C-2 ESL to R-3 ESL and O-S ESL on a 6.2+/- gross acre property located at the southeast corner of 101st Way and Dynamite Boulevard (the “Property”). As part of this request, the central boulder area will also be rezoned from HC ESL to COS ESL since the HC category is out of date. The development proposal for Villages at Troon North includes a 14-unit single family residential community with both common open space and abundant undisturbed open space. The acreage breakdown as proposed is 3.8+/- gross acres of R-3 ESL, 1.3+/- gross acres of O-S ESL and 0.8+/- acres of COS ESL with a remaining portion of 0.3+/- gross acres of C-2 ESL.

II. Zoning Background

The existing commercial zoning was established in 1990 as part of the Troon North master plan zoning case 45-ZN-90 approved by City Council and subsequently amended under case 43-ZN-94. This master plan included 2,420+/- acres of land with approval of 2,374 dwelling units, 1,100 resort units (3,474 total units) and 92 acres of commercial. Based on an accounting of units approved within the Troon North master plan the total unit count is approximately 2,102 dwelling units and 241 resort units (2,343 total units); significantly below the entitled unit counts for the master plan. The addition of 14 dwelling units with this application still leaves the overall residential unit count well below the original master plan approvals. In 2002, case 10-ZN-2002 approved a commercial site plan specific to Parcel T, which included the subject Property (Phase 3 of Parcel T). The Property remains undeveloped today. Approved site plan and context aerial below.

10-ZN-2002 Approved Site Plan

Site Calculations

Area	Area	Area	Area	Area
A	4,200		4,200	13,200 SF
B	11,000		11,000	33,000 SF
C	12,000		12,000	36,000 SF
D	14,200		14,200	42,600 SF
E	14,726	10,200	24,926	74,778 SF
F	4,100	4,000	8,100	24,300 SF
G	12,000		12,000	36,000 SF
H	8,500		8,500	25,500 SF
I	14,300		14,300	42,900 SF
J	2,800		2,800	8,400 SF
K				
Total			143,726	431,200 SF

parking provided: 511 spaces

*Assumes existing building

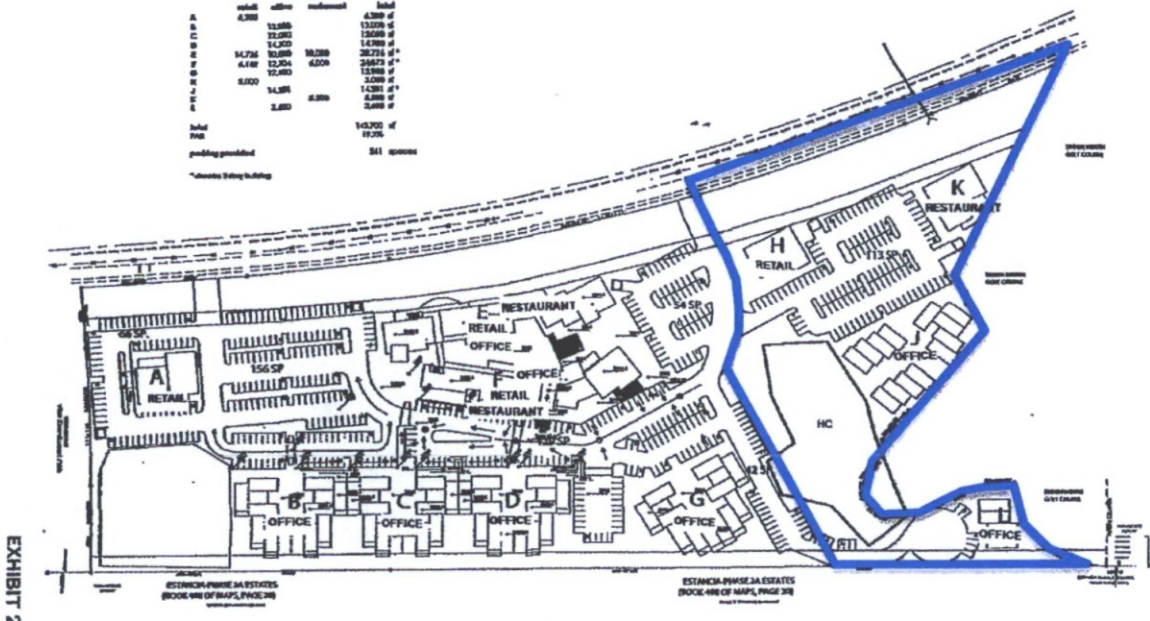


EXHIBIT 2

Context Aerial



III. Project Overview

Villages at Troon North is a proposed residential community with 14 single family units on 3.8 acres (3.7dwelling units/acre).

Villages at Troon North will provide several benefits for its neighbors:

- The property is presently zoned C-2 ESL, which would allow a wide range of commercial uses and has an approved site plan for both retail and office with approximately 28,000 s.f.
- As part of this project, the property will be downzoned from C-2 ESL to R-3 ESL on 3.8 acres and from C-2 ESL to O-S ESL on 1.3 acres. Additionally, a COS area will be designated for the boulder feature (0.8 acres).
- Overall plan for residential development results in significantly more open space than required.
- Development will result in substantially less pavement/parking area as compared to the existing C-2 entitlement.
- Reduce building heights from the allowed 36' to maximum 30'.
- The residential uses proposed will result in a reduction in traffic of 58%, compared to the potential commercial uses.
- Preservation of the Scenic Corridor along Dynamite Boulevard with no additional driveway access points (development will utilize existing driveway).

IV. General Plan Overview

General Plan - Six Guiding Principles:

Per the General Plan, six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be qualified. These six Guiding Principles are as follows:

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

Further, there are twelve "Elements" or sections of the General Plan containing the City's policies on the following sub-categories: 1) Character And Design, 2) Land Use, 3) Economic Vitality, 4) Community Involvement, 5) Housing, 6) Neighborhoods, 7) Open Space And Recreation, 8) Preservation And Environmental Planning, 9) Cost Of Development, 10) Growth Areas, 11) Public Services and Facilities and 12) Community Mobility. These Elements further breakdown the "Goals and Approaches" established in each chapter. The following section will provide a detailed description of how this request and proposed development satisfies and furthers the Guiding Principles and is consistent with the relevant Goals and Approaches found within the City's General Plan. As described in Section V of this narrative, Villages at Troon North is consistent with the Plan's Guiding Principles and the Goals and Approaches contained in the following Elements.

The General Plan sets forth a collection of goals and approaches intended to integrate the Guiding Principles into the planning process and provide a framework for proposed development and the built environment. These goals and approaches are, however, not intended to be static or inflexible and the General Plan clearly recognizes this by stating: "The General Plan is designed to be a broad, flexible document that changes as the community needs, conditions and direction change." It is with this inherent flexibility in mind that the proposed non-major GPA not only meets, but also exceeds the goals and approaches established by the City in the General Plan.

This request is for a non-major GPA to the land use category and map contained in the Land Use Element of the General Plan. As previously stated, the six Guiding Principles and twelve Elements (sub-categories of the Guiding Principles) articulate, via goals and approaches, how the appropriateness of a land use change to the General Plan is to be qualified. The following sections of the Project Narrative describe how this application and proposed development of the Property satisfies the Guiding Principles and Goals and Approaches within the General Plan.

Major GPA Criteria

- 1) The change in land use from Commercial to Urban Neighborhoods and from Developed Open Space to Natural Open Space does not trigger a major GPA. The Troon North area consists of similar Urban residential densities (ranging from 2.8 to 8 du/ac) as compared to the proposed plan for this site at 3.4 du/ac, and therefore, the Urban Neighborhoods designation is more in line with the surrounding context. Additionally, the overall impacts of the proposed downzoning from commercial to residential will result in a lesser impact on infrastructure and traffic.
- 2) The acreage is less than 15 acres.
- 3) There is no designated Character Area Plan for this Property.
- 4) There is no increase in water and wastewater infrastructure for the proposed 14-unit residential community.

V. Elements of the General Plan

Character and Design Element

The Character and Design Element states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment, all of which are considered amenities that help sustain our community and its quality of life.” This Element indicates that Scottsdale Values the following (specific to our proposal):

- The special characteristics of the Sonoran Desert setting, including climate, vegetation, and topography.
- Quality design that incorporates concepts, such as but not limited to context, aesthetics, craftsmanship, function, durability, and sustainability.
- Physical settings that enhance people’s sense of place and comfort. Public and private spaces incorporated within and linked to adjacent developments that enable comfort, human scale, and social interaction.

Response: The proposed development responds to and embraces these community values as follows:

- The development will be sensitive to the existing Sonoran desert setting and site topography. The Property has sloped terrain, dense vegetation and a significant boulder outcropping. As a result, the residential units have been centered on the Property preserving significant NAOS, OS and COS (boulder outcropping). The 80’ Scenic Corridor will be maintained along Dynamite Boulevard. The residential community will blend with the desert landscape palette on the

adjoining golf and commercial properties as well as the nearby existing residential.

- The development will be consistent with the Villages at Troon North architectural design guidelines in terms of building styles, enhanced design character and detailing, color palette and landscape palette. Additionally, the development will be subject to the standards and procedures set forth by the architectural review committee.
- The development will uphold the integrity of the Environmentally Sensitive Lands Ordinance (“ESLO”). Native desert preservation and low water use landscape design elements will be incorporated with the development of this site both internally and along the perimeter streetscape/Scenic Corridor along Dynamite Boulevard.
- The development will establish physical settings and improvements that enhance people’s sense of place and comfort. The proposed development will be low profile and will maintain views to nearby natural environmental features.

This non-major GPA is consistent with the following goals and approaches contained within the Character and Design Element:

Character and Design Goals and Approaches

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

- *Respond to regional and citywide contexts with new and revitalized development in terms of:*
 - *Scottsdale as a southwestern desert community.*
 - *Relationships to surrounding land forms, land uses and transportation corridors.*
 - *Contributions to city wide linkages of open space and activity zones.*
 - *Consistently high community quality expectations.*

Response: The project responds to its southwestern desert community context through desert sensitive site design and preservation of natural features and vegetation. It preserves views to surrounding landforms and provides linkages to adjacent open spaces and adjacent commercial land uses. The overall open space area proposed with this development will be a significant increase from the previously approved C-2 site plan with the rezoning of a large portion of the site to O-S and COS. The architecture and site design will be consistent with the Troon North community quality expectations. Units will be approximately 1,800-2,200 square feet in size.

- *Encourage projects that are responsive to the natural environment, site*

conditions, and unique character of each area, while being responsive to people's needs.

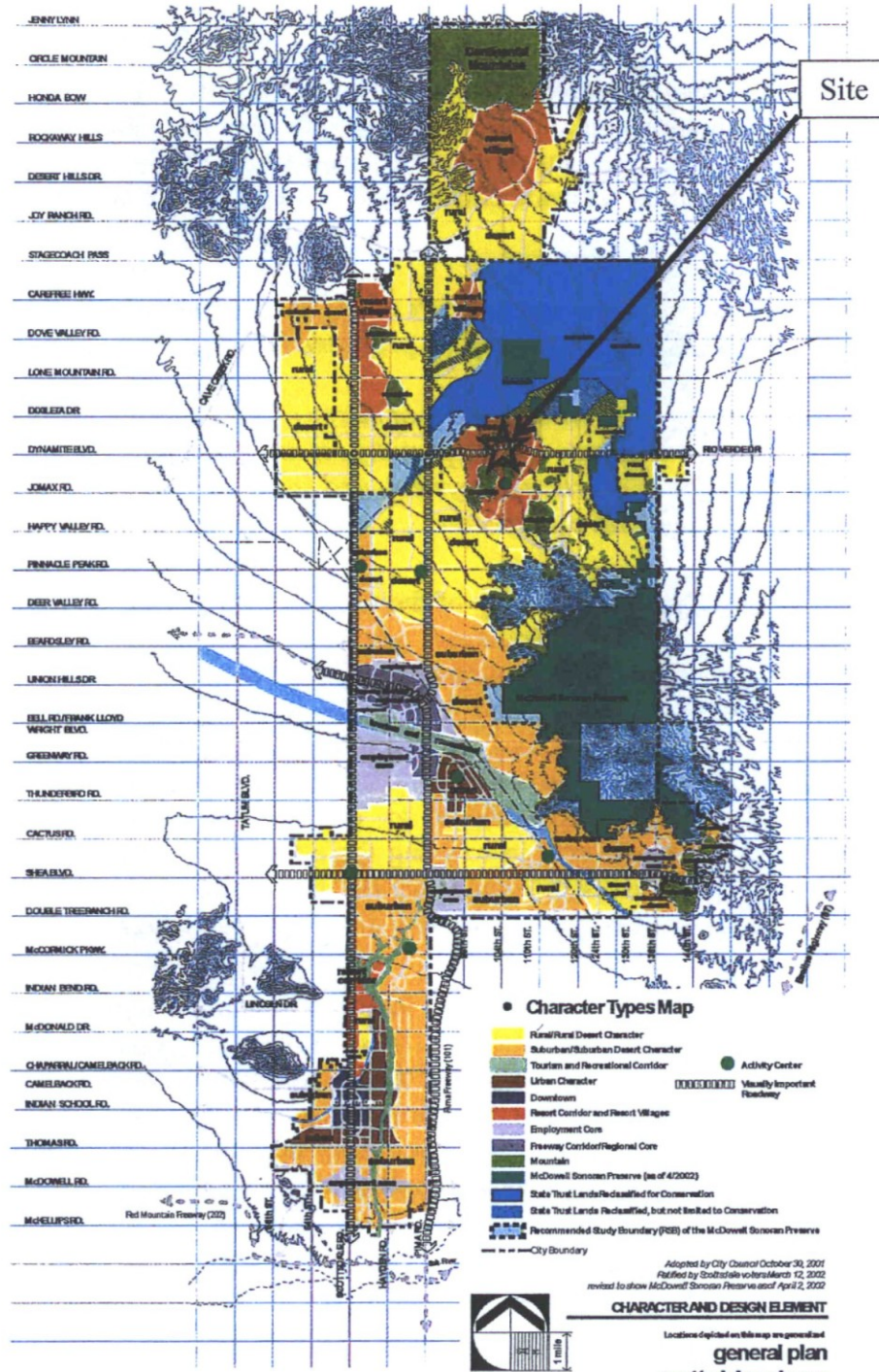
Response: This development will maintain the existing natural topographic features including the prominent boulder outcropping and will preserve mature native vegetation. It will also improve natural features through sensitive revegetation while responding to people's needs by creating sidewalk connections to the existing commercial parcel to the west.

- *Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location.*

-Resort Villages are concentrations of major resort facilities. A variety of tourist accommodations, quality office, specialty retail, recreation uses including golf courses and tennis courts, employment, and compatible high amenity residential neighborhoods are all components.

Response: The Character Types Map of the General Plan designates this Property as a Resort Village along Dynamite Boulevard which is designated as a Visually Important Roadway. Resort Villages contain medium density neighborhoods that include a variety of commercial centers, resorts and residential development. A wide variety of recreational and leisure opportunities are integrated into the fabric of these districts. The General Plan notes that pedestrian and bicycle linkages from neighborhood to neighborhood and from neighborhood to commercial, cultural, educational and recreational components are vital in weaving these areas into a livable community. The physical character of these districts varies widely throughout the community and is based on period of construction and the surrounding topography and natural features.

As noted in the General Plan (pp. 44-45) Resort Villages fall within and are a special feature of the Suburban Desert Character Type. This Property and surrounding Troon North properties were designated as part of the Resort Village due to their proximity high quality resorts such as the Four Seasons, resort-style living and recreational/golf opportunities. The proposed residential community not only accommodates a demand in this sub-market, but is arguably a more appropriate land use in this location as it will add to the existing mixture of existing land uses (commercial, residential, and golf). The upscale nature of the proposed development will complement the surrounding character and its large amount of open space will seamlessly integrated into the fabric of the established Resort Village of Troon North. The proposal is consistent with and furthers this Goal and Approach.



2. Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.

- *Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.*

Response: Scottsdale's Sensitive Design Principles are fundamental to the design and development of the subject property. The proposed residential community will complement and enhance the quality of the existing Troon North master plan which has formed the surrounding context. Its architecture, color palette and building materials will be compatible with the sensitive, quality design elements used throughout Troon North.

The development will establish physical settings and improvements that enhance people's sense of place and comfort. The proposed development will be low profile and will maintain views to nearby natural environmental features. The proposed development intends to dedicate well above the required NAOS (90,000 s.f. required and 260,000 s.f. provided) and maintain the integrity of the ESLO through site design, architectural character and landscaping.

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

- *Apply the Scenic Corridor designation in circumstances where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the neighborhood setting, and buffering of roadway impacts is important. This allows for a larger landscaped area that can minimize the impact of highly traveled roads adjacent to neighborhoods.*
- *Establish specific Scenic Corridor guidelines and policies for the design and maintenance of these visually significant roadways.*
- *Other visually significant roadways include roadways with buffered setbacks, Desert Scenic Roadways (in ESLO districts), and roadways with specific streetscape design themes.*

Response: Dynamite Boulevard is designated as a Visually Important Roadway per the Character Types Map (GP 2001) and Scenic Corridor per the City's Scenic Corridor plans and policies with the goal to preserve views and enhance native vegetation along significant frontages providing an open feel and visual continuity to be enjoyed by the community. The Scenic Corridor is proposed to be a minimum width of 80'. The adjacent commercial to the west has a dedicated Scenic Corridor of 80' and the residential development (On the Green) to the north is providing 40' of open space with no dedicated Scenic Corridor per the City's records.

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

- *Require substantial landscaping be provided as part of new development or redevelopment.*
- *Maintain the landscaping materials and pattern within a character area.*
- *Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.*
- *Encourage the retention of mature landscape plant materials.*

Response: The development proposal promotes a low-water use desert landscape palette in keeping with the existing on-site and surrounding desert context. The site and landscape design will enhance the surrounding character, minimize building mass, and naturally integrate with adjacent properties while providing shade and comfort for the future residents of the community. The native and desert-adapted plant palette proposed will promote water conservation. The majority of the mature native trees existing on this site will be retained with the proposed site plan. Salvaged plant materials shall be relocated into areas that provide the greatest benefit to the community for buffering and open space enhancement.

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

- *Establish lighting standards that relate to the ambient lighting designations contained within the 2000 I.E.S. standards revisions.*
- *Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.*
- *Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.*

Response: Lighting will be designed in an appropriate manner and respectful of the nearby residential developments, minimizing glare and promoting the City’s dark-sky policy while maintaining safety for future residents. Lighting standards will be selected to coincide with the high quality design of the overall project. The specific light fixtures to be submitted with the Development Review application will be high-quality designs that reflect the neighborhood character and local context.

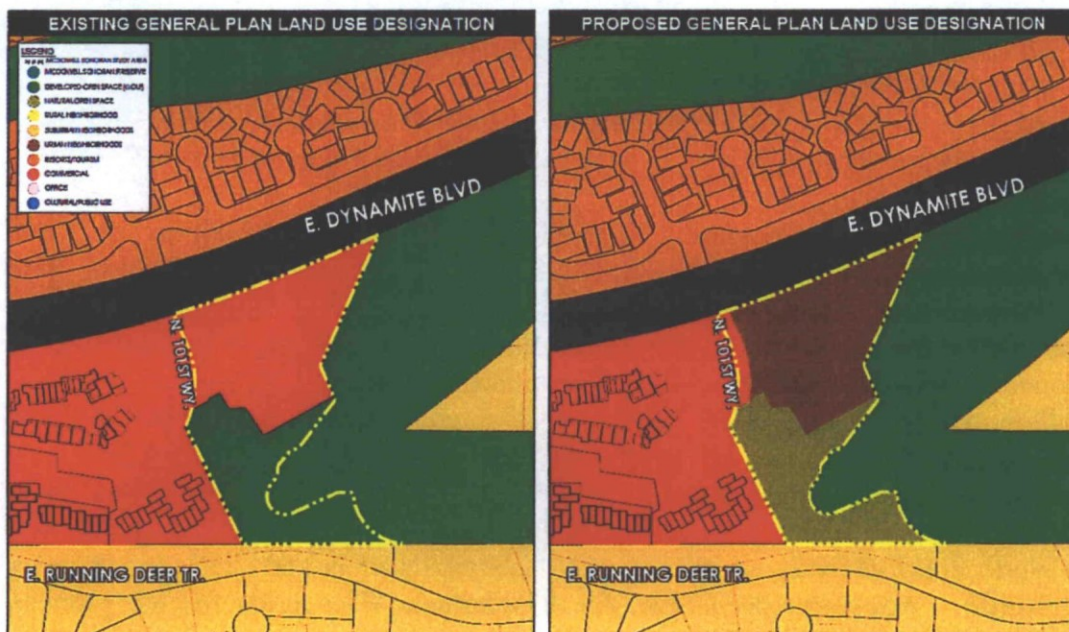
Land Use Element

The Land Use Element embraces the concept that land uses complement each other visually, aesthetically, socially, and economically, and to avoid conflicting, damaging or otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community.

The Land Use Element Vision Statement reads: *“Scottsdale is first and foremost a residential community and Southwest tourist destination where the diversity and arrangement of land uses is designed to enhance quality of life and ensure long-term prosperity. Our land uses must complement each other visually, aesthetically, socially, and economically.”*

This General Plan amendment will add to the diversity of land uses in the area. The proposed land use will complement other uses in the area aesthetically, socially and economically.

The General Plan states “Neighborhoods” focus on a range of mostly residential classifications and “residential land uses should be designated to accommodate a mix of dwelling types and densities for a variety of neighborhood and environmental conditions.” The proposed residential community is consistent with the statement above. The project will add to the mix of dwelling types and densities and is appropriate given the environmental conditions extant on the Property.



This non-major GPA is consistent with and furthers the following goals and approaches contained within the Land Use Element:

Land Use Goals and Approaches

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

- *Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.*
- *Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available*

Response: The surrounding mix of land uses in the area includes a range of commercial to the west (Dynamite Animal Hospital, Chase bank and various offices), recreational golf and open space to the east, and residential R-4R ESL to the north and south. The proposed development will provide an aesthetic character and density commensurate with the Troon North master plan and will be a logical and gradual transition from Dynamite Boulevard and the more intense commercial land uses located to the west to the residential and open space uses to the north, south and east.

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

- *Allow for a diversity of residential uses and supporting services that provide for the needs of the community.*
- *Maintain a citywide balance of land uses that support changes in community vision/dynamics (established by future community visioning processes) over time.*

Response: Locating the proposed 14-unit residential community within the Resort Village Character Type on an underutilized/undeveloped commercial parcel helps establish a greater variety of housing types and a logical balance of land uses in this area. Maintaining a citywide balance of land uses is an important planning goal that stimulates the economic base of Scottsdale. The proposed development will bring a wider array of housing options to this area of the Scottsdale community. It will provide an alternative housing option vs. the larger lot single-family homes in north Scottsdale and is an appropriate density adjacent to Dynamite Boulevard, C-2 commercial development to the west and R-4R development to the north (On the Green at Troon North and The Ridge at Troon North developments), south and east (LaScala/Estancia and Pinnacle Canyon at Troon North). Although speculative, the approximate sales price for the proposed residential community will be \$350 per square foot.

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

- *Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.*
- *Support the physical integration of residential uses with retail uses to provide opportunities for pedestrian oriented development.*
- *Ensure Scottsdale's transportation choices respond to the land use patterns and local neighborhood lifestyles.*
- *Provide an interconnected open space system that is accessible to the public, including pedestrian and equestrian links, recreation areas, and drainage ways.*

Response: Residents will have a convenient link to the existing commercial development to the west of the site. Sidewalk improvements will physically integrate the proposed residential use with adjacent commercial use, resulting in fewer automobile trips. Additionally, approximately one-mile to the east is a shopping center located at the southwest corner of Alma School and Dynamite Boulevard which will also provide convenient neighborhood services (UPS Store, Scottsdale Livestock, Rare Earth Wine & Pizza, Walgreens and Wells Fargo) to the future residents of this development.

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

- *Protect sensitive natural features from incompatible development, and maintain the integrity of natural systems.*
- *Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.*
- *Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems*

Response: The development proposal meets the goal of incorporating appropriate land use transitions to better integrate into surrounding neighborhoods by providing a site design that responds to the natural topography and preserves view corridors. Further, areas of existing natural open space will be maintained adjacent to the proposed residential community by rezoning 1.06+/- acres as O-S ESL and 0.8+/- acres as COS ESL, sensitively buffering the residential development which also provides NAOS. The development goals proposed for this project contribute towards an appropriate transition with respect to development pattern, intensity and the natural desert character.

Economic Vitality Element

This non-major GPA is consistent with the following goal and approach contained within the Economic Vitality Element.

Economic Vitality Goals and Approaches

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

- *Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.*

Response: The C-2 commercial zoning on this property is no longer a viable land use. This land use is intended for commercial activities designed to serve the community. The adjoining commercial development has maintained increasing vacancy rates since its initial construction phase in 2004. The Property is not ideal or even attractive for additional commercial use due the amount of office and retail in the area in comparison to the number of supporting rooftops and the modest population growth rate predicted for north Scottsdale. Troon North was approved with 3,474 units (residential and resort) and currently has 2,343 developed units, well below the entitled number of units for the master plan.

This General Plan goal and approach encourages the reuse of underutilized or vacant parcels. The proposed development represents an opportunity to implement the recommendations of the General Plan by integrating medium density residential into the area and developing a privately owned commercial parcel by providing more rooftops that will support and strengthen the existing area retail and support services. This will lead to increased local shopping, higher retail sales actively and the collection of additional retail taxes by the City of Scottsdale. The proposed residential community will provide additional quality housing options in this desirable and developing area of the community.

Community Involvement Element

Community Involvement Goals and Approaches

This non-major GPA is consistent with the following goals and approaches contained within the Community Involvement Element:

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

Response: Public participation is an important component of successful planning and community building and decision making. Scottsdale prides itself as a community that

encourages citizen involvement and public participation. The development team for the Villages at Troon North has met with key neighborhood stakeholders, decision-makers and informally with City staff to discuss the proposed development. The development team continues to meet with potentially affected neighbors in the surrounding communities and other stakeholders and these efforts will be ongoing throughout the process to ensure the community is aware of the proposed development. Additionally, our public open house meeting was held on October 13th at one of the vacant suites on site. Citizens were notified and encouraged to attend to gather details about the proposed residential community. A complete Citizen Outreach Report is provided with this application documenting the outreach efforts and community feedback. (See Neighborhood Involvement/Citizen Input Report).

Housing Element

The Housing Element Vision Statement reads: *“Scottsdale will be a community that embraces a variety of housing opportunities that enhance the character, diversity, and vitality of the city, as well as respect and conserve our Sonoran desert.*

Scottsdale has historically been a community that embraces a variety of housing opportunities to enhance the character, diversity, and vitality of the City, as well as respect and conserve the Sonoran Desert. Scottsdale encourages housing options that provide a wide range of opportunities for people and provide sustainable, environmentally sensitive qualities that blend with the City’s natural surroundings. The Villages at Troon North will add to the variety of housing opportunities in this north Scottsdale area. The development will not only integrate a unique housing product into the Resort Village, it will provide housing options for people who prefer a lower-maintenance resort lifestyle. This project will assist in achieving the City’s stated vision by creating a high quality residential community that enhances the character and diversity of the neighborhood and respects the Sonoran desert environment.

This non-major GPA is consistent with the following goals and approaches contained within the Housing Element:

Housing Goals and Approaches

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

- *Maintain Scottsdale’s quality-driven development review standards for new housing development.*
- *Encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.*

Response: This proposal offers a medium density residential community (14 dwellings at 3.4 dwelling units/acre), which fits appropriately within the range of residential densities

and intensity already developed in the area. The proposed residential community with its low-scale architectural style (lower heights than the current commercial zoning) will harmonize with and complement the surrounding Troon North neighborhood context and Sonoran Desert character. By limiting building height to 30' (36' allowed currently) the new community will be consistent with the purpose and intent of the ESL district.

The proposed native and desert-adapted plant palette will conform to the ESL plant list. Undisturbed native vegetation will be maintained in place wherever possible and native plants will be used to re-vegetate portions of the site that have been or will be graded. The overall 6.2+/- acre site will consist of 3.8+/- acres of R-3 ESL, 1.3+/- acres of O-S ESL and 0.8 +/- acres of COS ESL for the boulder feature (0.3+/- will remain C-2 ESL).

Prior to site development and construction the site plan and housing product design will be reviewed by the Development Review Board for environmental sensitivity, landscape, architectural style, building scale, materials and colors.

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

- *Encourage a variety of housing densities throughout Scottsdale, with mixed-uses in areas of major employment and transit hubs, to offer greater live-work choices to a broader economic range of households.*
- *Work to adjust the housing mix based on changing demographics and economics of the city.*

Response: The General Plan encourages a variety of housing densities throughout Scottsdale, with mixed-use, urban and suburban neighborhood areas near trails, golf and commercial. The Troon North master plan includes a range of urban and suburban densities integrated with golf and supporting commercial. The development of the subject Property as a distinctive Scottsdale luxury residential community will provide additional housing opportunities for the wider community along with the part-time residents seeking the “live, work, and play” lifestyle and land use concept supported by the General Plan.

Neighborhood Element

The Enhance Neighborhoods Guiding Principle of the General Plan identifies several goals and approaches intended to ensure Scottsdale’s long-standing commitment to providing a quality physical and social environment for its citizens. This General Plan Element recognizes that neighborhood viability and sustainability is as equally important as a strong economic foundation. Further, changes in neighborhoods should be in harmony with the existing character.

This non-major GPA is consistent with the following goals and approaches contained within the Neighborhood Element:

Neighborhood Goals and Approaches

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

- *Create, preserve and enhance pedestrian, vehicular, and alternative transportation mode connections and links between the neighborhoods and other neighborhood-supporting land uses throughout the community.*
- *Improve and maintain the current landscape, sign, and design standards throughout the community.*

Response: Villages at Troon North will achieve this goal by providing vehicular and pedestrian connectivity to the existing commercial development to the west. Further, the project will maintain and enhance the existing native desert landscape, preserve boulder features, and will establish high-quality sign and architectural design standards that complement this unique neighborhood.

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

- *Encourage new development efforts toward existing developed areas in Scottsdale.*
- *Encourage green building and sensitive design techniques and alternatives in conjunction with infill development.*

Response: The proposed development satisfies the General Plan goal of encouraging new development efforts within existing developed areas in Scottsdale and the use of existing infrastructure while supporting developed areas in a manner that is complementary and sustainable. The site plan emphasizes contextually sensitive design to complement the surrounding residential neighborhoods, open space/golf and commercial uses.

This proposed non-major GPA for Urban Neighborhoods and Natural Open Space land use represents a significant improvement over the Commercial land use for the following reasons:

- The proposal will reduce the approved intensity of the Property from 28,000 square feet of commercial to 14 single family dwelling units. As such, it will better complement existing development in the vicinity.
- The decrease in intensity on the site will result in a significant reduction in traffic on the surrounding street network and a reduction in demands on other existing infrastructure in this area. The existing commercial zoning, if fully built out per the approved site plan, would generate 4,840 daily weekday trips for the commercial center. With the proposed 14-unit residential plan on the eastern portion of the site, the daily weekday trips are reduced to 2,020 (a 2,820 trip reduction or 58%).

- This residential community will help achieve the stated General Plan goal of “context-appropriate” new development due to the smaller building footprint associated with the home sites and the smaller amount of surface parking and paved accessways needed to serve the development.
- Proposed homes with a 30’ maximum building height will have less visual impact than the 36’ building height allowed under the existing C-2 ESL zoning.
- The low-profile residential community will employ sensitive design techniques related to siting and orientation of buildings that will be more sensitive to areas of onsite NAOS and better maintain views to nearby environmental features.

Open Space and Recreation Element

The Open Space and Recreation Element of the General Plan recognizes the significance of natural and urban open spaces and recreational opportunities. Maintaining connected open space corridors, such as Scenic Corridors, serves to reinforce the regional open space network.

This non-major GPA is consistent with the following goals and approaches contained within the Open Space and Recreation Element:

Open Space & Recreation Goals and Approaches

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

- *Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.*
- *Provide access areas of sufficient size and with adequate facilities for public use and open space system access.*
- *Preserve and integrate visual and functional connections between major city open spaces into the design of development projects.*

Response: Preserving Scenic Corridors and common open space contributes to interconnectivity and buffering adjacent to neighboring properties. The proposed location and orientation of NAOS on this development is far superior to that of a commercial development (approved zoning) with large expanses of surface parking areas.

In addition to maintaining physical and visual connectivity within the Scenic Corridor, the amount of proposed open space onsite will help maintain wildlife corridors and provide residents with visual enjoyment of the native desert setting and wildlife observation.

Preservation and Environmental Planning Element

The preservation of our community relies on a built environment that is sustainable and in harmony with the natural environment. There are several ways to accomplish this goal which include, but are not limited to, encouraging green building standards and environmentally sensitive design philosophies, and maintaining meaningful, connective open space.

The Preservation and Environmental Planning Element Vision Statement reads in part:

“Scottsdale is a community that embraces conservation and preservation of the environment. The city’s decision makers will work to conserve elements of the natural environment where possible and restore areas where past development has degraded it.

As noted earlier, the proposed development will restore native vegetation where it has been degraded. This non-major GPA is consistent with the following goals and approaches contained within the Preservation and Environmental Planning Element:

Preservation and Environmental Planning Goals and Approaches

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

- *Retain Scottsdale’s image and heritage of the Sonoran Desert.*
- *Encourage developments to retain and integrate the desert ecosystem where appropriate.*
- *Maintain scenic views to preserve the aesthetic values of the area for all to enjoy and for its contribution to the quality of life for residents and visitors.*

Response: The ESL Ordinance establishes guidelines for development in the northern regions of Scottsdale and the protection of sensitive natural areas and will serve as a model for the preservation of local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area’s ecology. As previously mentioned, the proposed residential community will preserve undisturbed native vegetation, connected wildlife habitat, and scenic view corridors inherent to Scottsdale’s vision. The developer also intends to preserve and enhance the native vegetation, through revegetation where appropriate, as part of the site development. Project design standards will incorporate native Sonoran Desert vegetation throughout the site and the low profile buildings will maintain scenic views to nearby natural features.

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

- *Enhance, restore, and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.*
- *Retain and preserve native plants to retain a Sonoran desert character.*

- *Encourage the retention of mature trees because trees recycle air pollutants through photosynthesis.*
- *Retain and protect indigenous native vegetation to reduce water consumption, stabilize the soil, and provide desert wildlife habitat.*

Response: Native plants are considered to be a significant environmental feature that promotes the maintenance of natural conditions and enhances aesthetic benefits to the community. The NAOS areas will be preserved and enhanced where appropriate with the development of this site. Additionally, strong efforts will be made to salvage native vegetation wherever possible.

Cost of Development Element

Cost of Development

The impacts of development and on-going community services associated with the subject Property will be minimized due to existing off-site infrastructure and a reduction in the overall site intensity as a result of the proposed General Plan land use amendment from Commercial to Urban Neighborhoods and from Developed Open Space to Natural Open Space. An analysis of demands associated with the existing commercial and proposed residential land uses for this region of Scottsdale indicate substantial reductions in vehicular trips per day, water use and wastewater generation associated with residential uses. These findings are based on the TIMA, Water and Wastewater reports submitted with the application.

Public Services and Facilities Element

The Public Services and Facilities Element notes that Scottsdale Values “A community in which residents can live, work, and play in close proximity and where neighborhoods have easy connections to other neighborhoods and public facilities.”

The Villages at Troon North development also values these elements and will assist in achieving the City’s vision for a connected and accessible open space system.

This non-major GPA is consistent with the following goal and approach contained within the Public Services and Facilities Element:

Public Services and Facilities Goals and Approaches

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

- *Develop parks, paths, and trails with the participation of private development through required fees, dedication of land, and construction of facilities.*

Response: A minimum 80' wide Scenic Corridor will be maintained along Dynamite Boulevard with trail connectivity. As mentioned above, the request includes a non-major GPA from Commercial to Urban Neighborhoods and from Developed Open Space to Natural Open Space. The existing commercial zoning was established with the Troon North master plan in the 1990's and the downzoning will provide substantially more O-S ESL zoned land along the COS ESL boulder feature than what exists today. Preservation of the Scenic Corridor along Dynamite Boulevard will provide visual and physical connectivity opportunities with adjacent parcels. A Dynamite Boulevard Scenic Corridor exhibit if provided with the resubmittal.

**DYNAMITE BLVD. SCENIC CORRIDOR
DEDICATIONS**



EASEMENT ABBREVIATIONS
 SCE - Scenic Corridor Easement
 BSL - Building Setback Line
 VCE - Vista Corridor Easement
 TLE - Trail Easement
 EQ - Equestrian Easement
 DE - Drainage Easement

Community Mobility Element

The Community Mobility Element relates to protecting the function and form of regional corridors and protecting the physical integrity of regional transportation networks to reduce the number, length and frequency of automobile trips. Additionally, this section of the General Plan seeks to prioritize regional connections to safely and efficiently move people and goods beyond City boundaries, to relieve traffic congestion, to optimize all forms of mobility, and to protect neighborhoods from the negative impact of regional and citywide transportation networks. Finally, the General Plan recognizes that there is diversity throughout neighborhoods and that each neighborhood may, in fact, have different mobility needs.

This non-major GPA is consistent with the following goals and approaches contained within the Community Mobility Element:

Community Mobility Goals and Approaches

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

- *Improve air quality, by encouraging live, work, and play relationships in land use decisions that reduce the distance and frequency of automotive generated trips.*

Response: The Property has frontage on Dynamite Boulevard, a minor arterial street providing east west connection through North Scottsdale. Downzoning from commercial to residential and additional open space will bring 14 additional rooftops to the area. Clustering housing near commercial, recreational and resort uses reduces the number and distance of automobile trips, improves air quality, thereby enhancing the quality of life for surrounding residents. The anticipated traffic counts for the proposed residential development (14 single family dwelling units) are substantially less than the counts associated with the existing commercial land use designation approved for the site. The proposed rezoning results is 58% fewer daily trips.

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

- *Ensure that the streets designated as scenic corridors are sensitively integrated into natural desert setting and the integrity of the scenic setback is preserved.*

Response: The perimeter streets and internal driveways will provide continuity through use of cohesive native landscaping and design elements established for the proposed residential community and will uphold the aesthetic values and environmental standards of Scottsdale's transportation system as well as the Troon North master plan. The project proposes a minimum 80' wide Scenic Corridor with trail along the northern boundary and 4.0+/- acres of overall open space. Internally, the design of the project will ensure that all infrastructure for the driveway and parking will be sensitively integrated into the natural and/or physical settings tying to the existing commercial development to the west.

11. Provide opportunities for building "community" through neighborhood mobility.

- *Provide a high level of service for pedestrians through facilities that are separated and protected from vehicle travel (ie: placing landscaping between curbs and sidewalks).*
- *Emphasize strong pedestrian orientation ie: shaded safe paths, links to civic spaces) to foster a strong sense of community.*

Response: The site plan provides convenient connections for residents to access the adjoining commercial uses through internal pedestrian connections between parcels as well as within the Scenic Corridor.

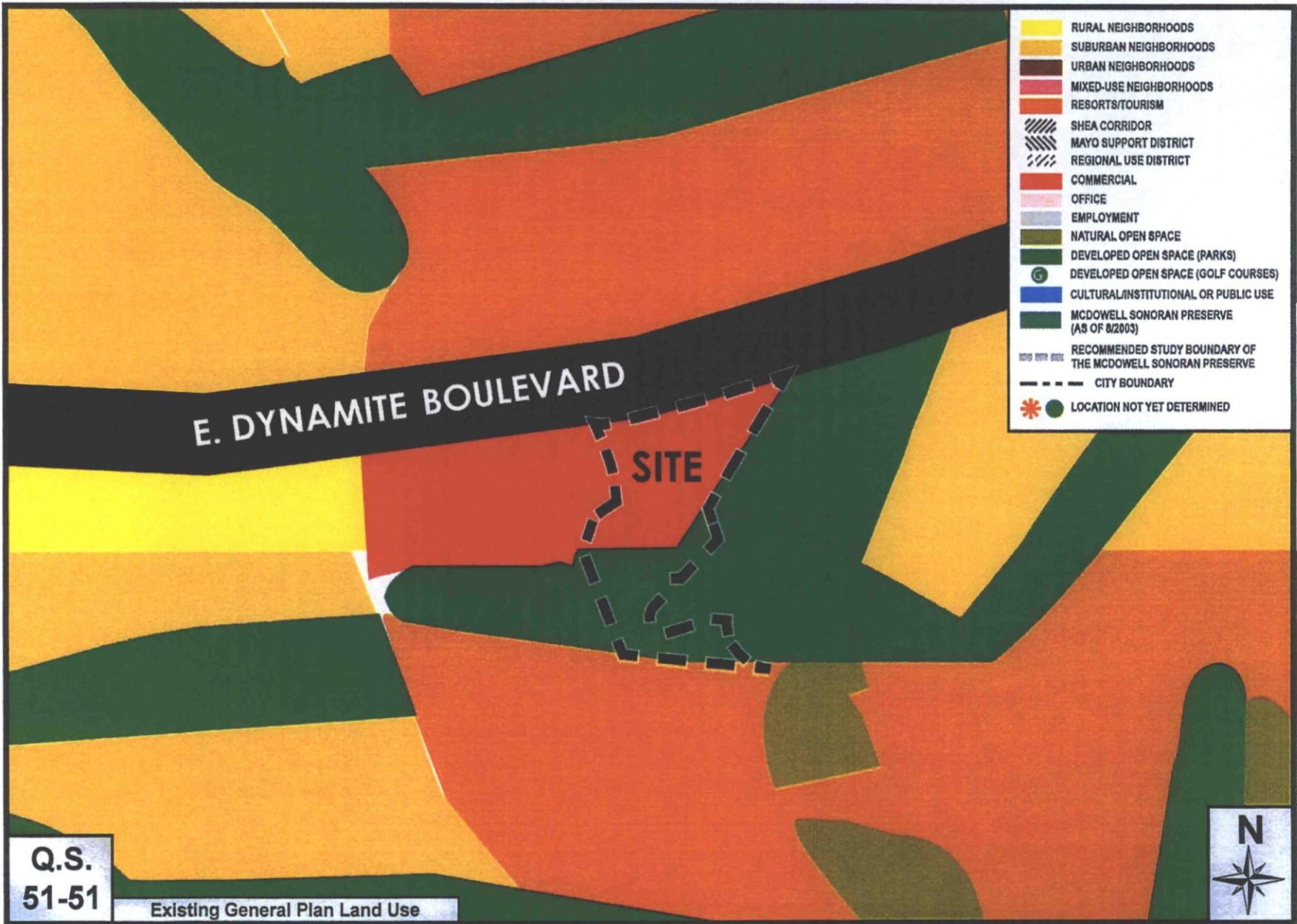
VI. Conclusion

Villages at Troon North will bring a luxury residential community to an underutilized commercially zoned site in north Scottsdale. The proposed residential community will provide an aesthetic character and density compatible with the surrounding context and will provide as a logical transition in land uses from the existing commercial uses to the west and the golf and residential neighborhoods to the north, south and east.

The downzoning will reduce the approved intensity the Property from 28,000 square feet of commercial to 14 single family dwelling units. As such it will better complement existing development in the vicinity.

The decrease in intensity on the site will result in a significant reduction in traffic on the surrounding street network and a reduction in demands on other existing infrastructure in this area. The existing commercial zoning, if fully built out per the approved site plan, would generate 4,840 daily weekday trips for the commercial center. With the proposed 14-unit residential plan on the eastern portion of the site, the daily weekday trips are reduced to 2,020 (a 2,820 trip reduction or 58%).

This residential community will help achieve the stated General Plan goal of “context-appropriate” new development due to the smaller building footprint associated with the proposed home sites and the smaller amount of surface parking and paved accessways needed to serve the development. Additionally, the proposed homes with a 30’ maximum building height will have less visual impact than the 36’ building height allowed under the existing C-2 zoning.

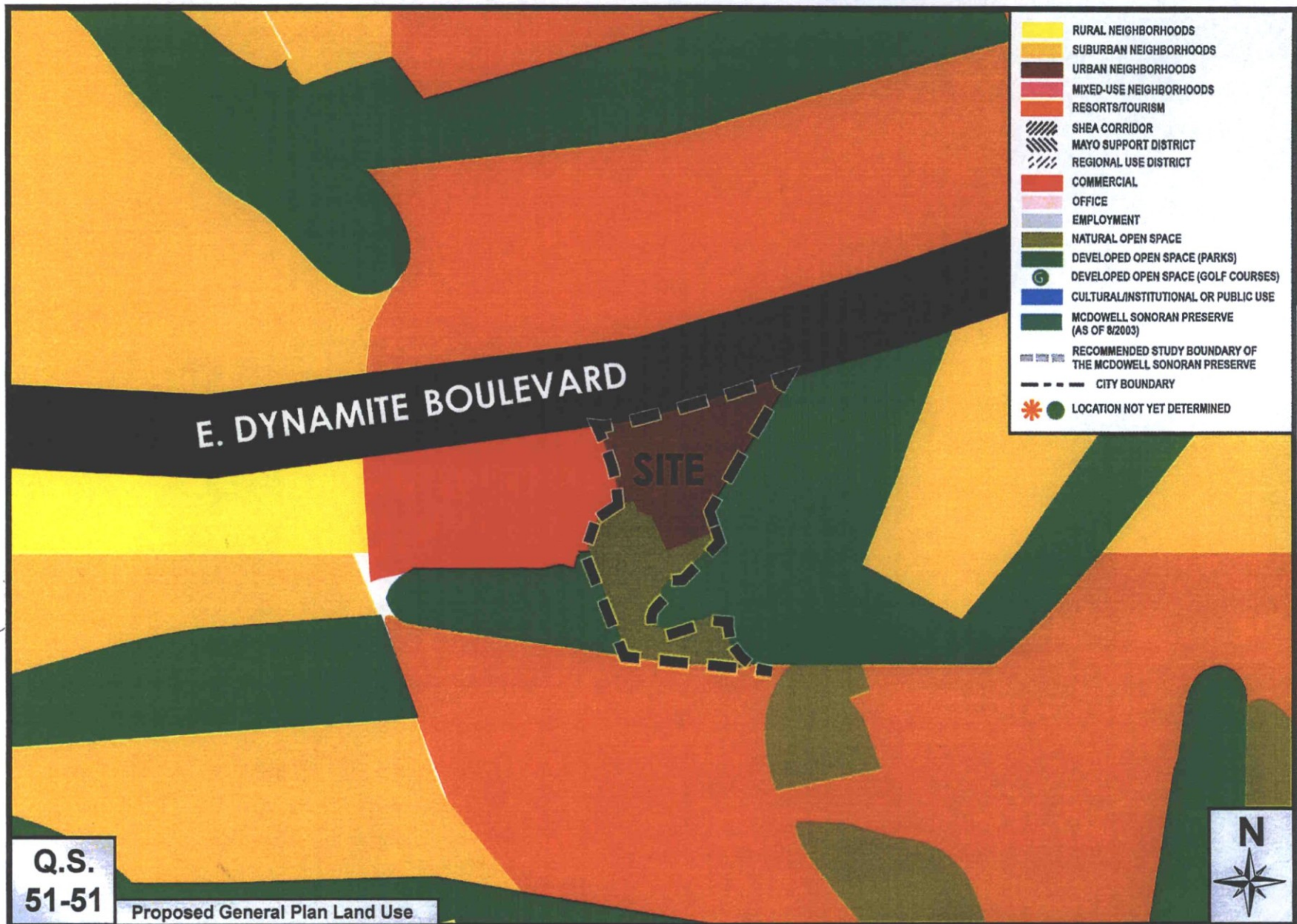


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Existing General Plan Land Use

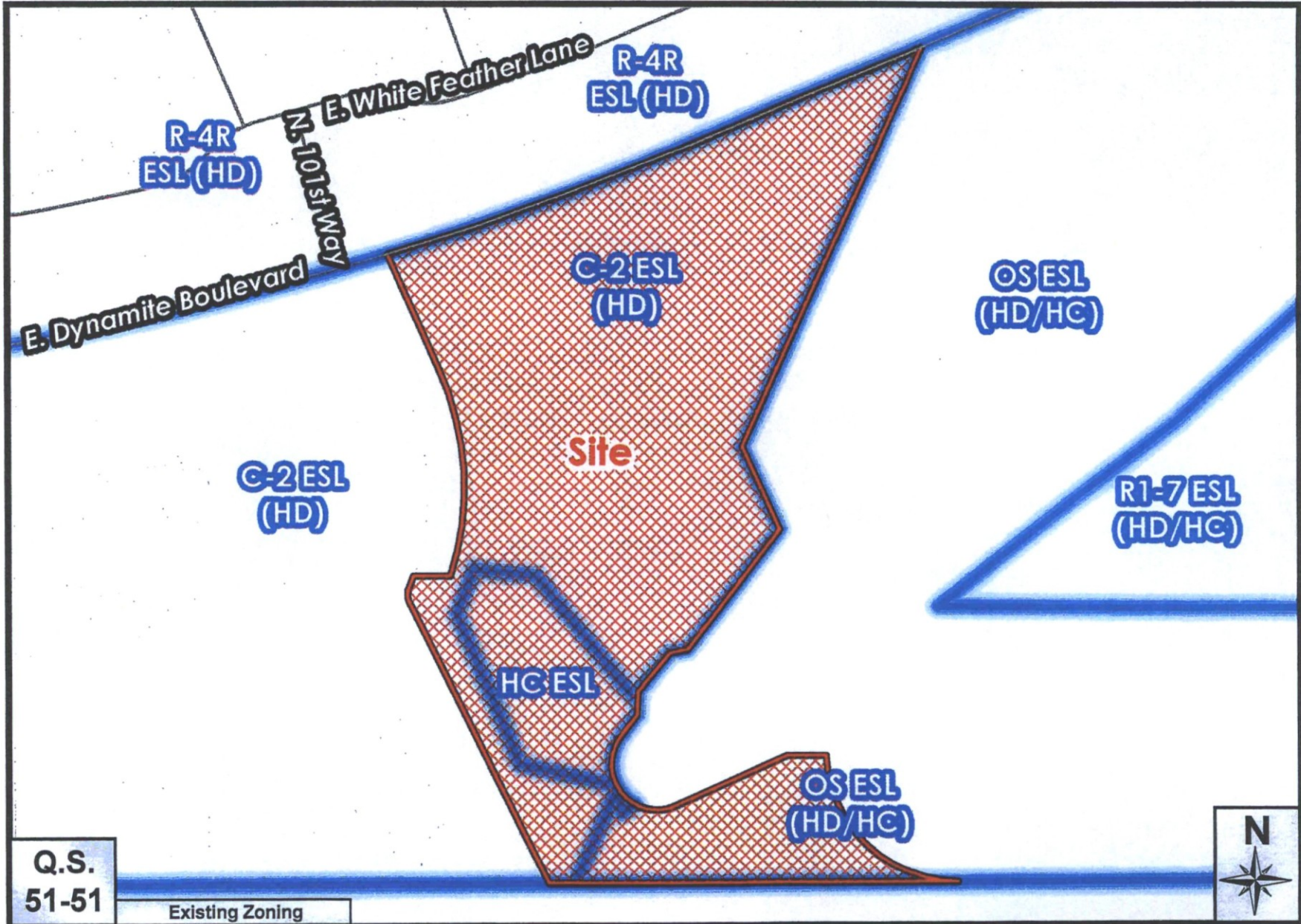
Villages at Troon Mountain

27-ZN-2016



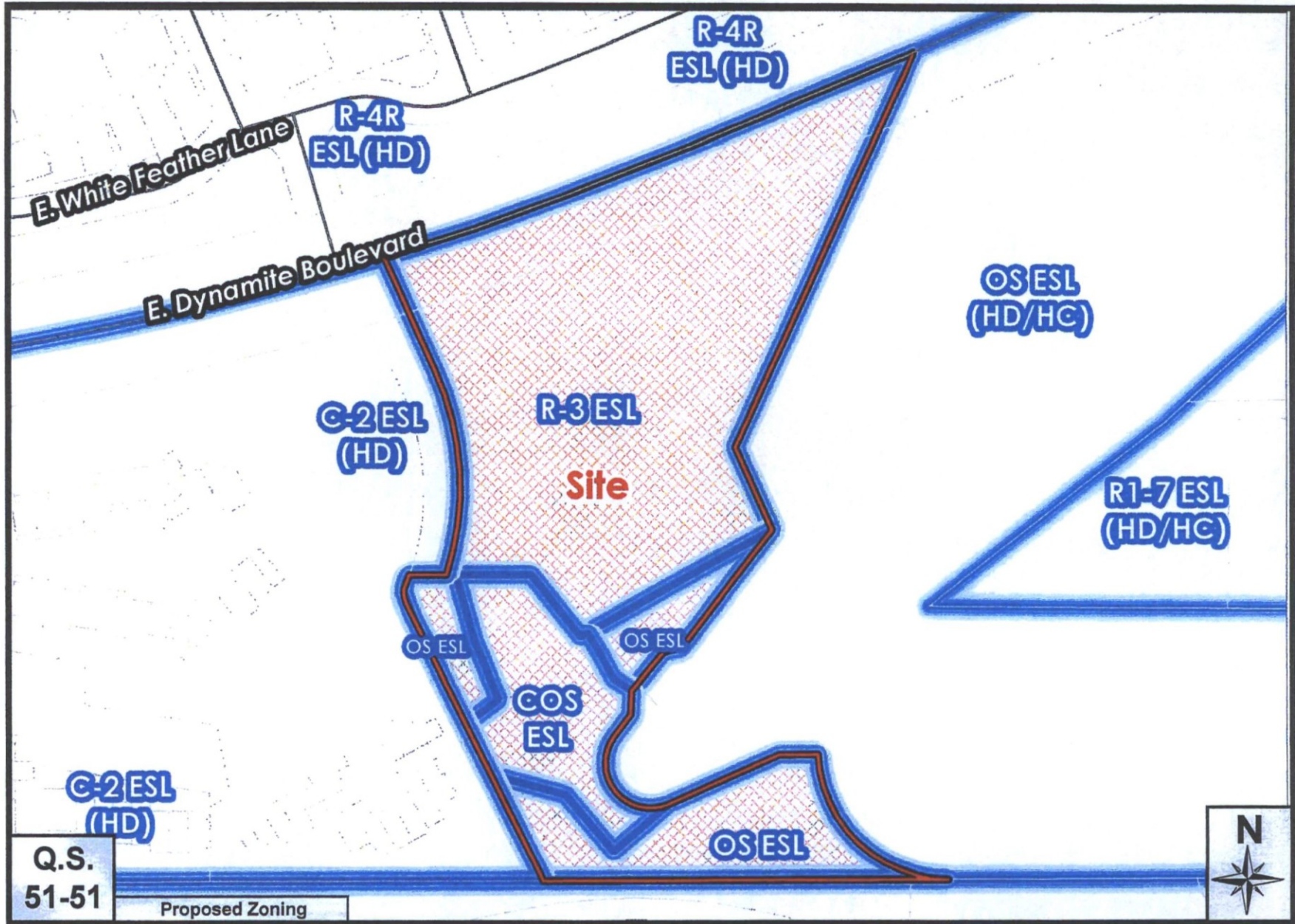
Villages at Troon Mountain

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Villages at Troon Mountain

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Proposed Zoning

Villages at Troon Mountain

27-ZN-2016



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Villages at Troon North III

October 26, 2016

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment to rezone from Commercial (C-2 ESL) to Residential (R-3 ESL) and a Non-General Plan Amendment from Commercial to Suburban and Natural Open Space of an approximately 6+/- acre property located at the southeast corner of 101st Way and Dynamite Blvd as the third phase of the Villages at Troon North. The proposed project would result in a residential community of 14 luxury townhomes. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings and door-to-door outreach. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on October 13, 2016 at the Villages at Troon North Building E (10031 E. Dynamite Blvd.) for those who wished to learn more about the project. The location and time were posted on the Early Notification Sign.

6 interested people attended the Open House. Most of the attendees were generally supportive of the project, with questions being raised regarding height and existing boulder features on the site. All questions were addressed at the Open House. However, as previously stated, the outreach team will continue to be available to respond to any neighbors who have questions or comments.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

ATTACHMENTS:

Notification Letter
Notification List
Affidavit of Posting
Sign-in sheets

Early Notification of Project Under Consideration

Neighborhood Open House Meeting

Date: Thursday, October 13th, 2016

Time: 5:00 – 6:00 PM

Location: The Villages at Troon North (10031 E. Dynamite Blvd.)--Building E

Site Address: SEC of Dynamite BLVD and 101st Way

Project Overview:

- Description of Request: A Zoning District Map Amendment to rezone from Commercial (C-2 ESL) to Residential (R-3 ESL) and Open Space (O-S ESL) and a Non-Major General Plan Amendment from Commercial to Suburban and Natural Open Space.
- Site Acreage: 6+/-
- Site Zoning: C-2 ESL

Applicant Contact: John Berry
Phone number: 480-385-2727
Email: JB@BerryRiddell.com

City Contacts: Keith Niederer
Phone number: 480-312-2953
Email: KNiederer@ScottsdaleAZ.gov

Pre-Application #: 389-PA-2016 Available at The City of Scottsdale: 480-312-7000

Project Information may be researched at: <http://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search>

Posting Date: 09/30/2016 -Penalty for removing or defacing sign prior to date of last hearing
-Applicant Responsible for Sign Removal

09/30/2016



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.



Project Under Consideration Sign (White)



Public Hearing Notice Sign (Red)

Case Number: 389-PA-2016

Project Name: _____

Location: SEC of Dynamite Blvd and 101st Way

Site Posting Date: 9/30/2016

Applicant Name: John Berry

Sign Company Name: Scottsdale Signarama

Phone Number: 480-994-4000

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

[Signature]
Signature

9-30-16
Date

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

Acknowledged before me this the 30 day of September 2016
[Signature]
Notary Public
My commission expires: 2/15/20

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



October 1, 2016

Dear Neighbor:

We are pleased to tell you about an upcoming request to be filed with the City of Scottsdale (389-PA-2016) to build an upscale residential community located on approximately 6+/- acres as the third phase of the Villages at Troon North located at the southeast corner of Dynamite Boulevard and 101st Way. The request is for a Zoning District Map Amendment to rezone from Commercial (C-2 ESL) to Residential (R-3 ESL) and Open Space (O-S ESL) and a Non-Major General Plan Amendment from Commercial to Suburban and Natural Open Space. This plan would result in 14 luxury residential townhomes compared to the previously approved 28,300 sqft of commercial office condominiums.

You are invited to attend an open house to discuss this proposal. The open house will be held on Thursday, October 13, 2016 from 5 p.m. to 6 p.m. at The Villages at Troon North (10031 E. Dynamite Blvd.) in Building E.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Keith Niederer, who can be reached at 480-312-2953 or KNiederer@scottsdaleaz.gov.

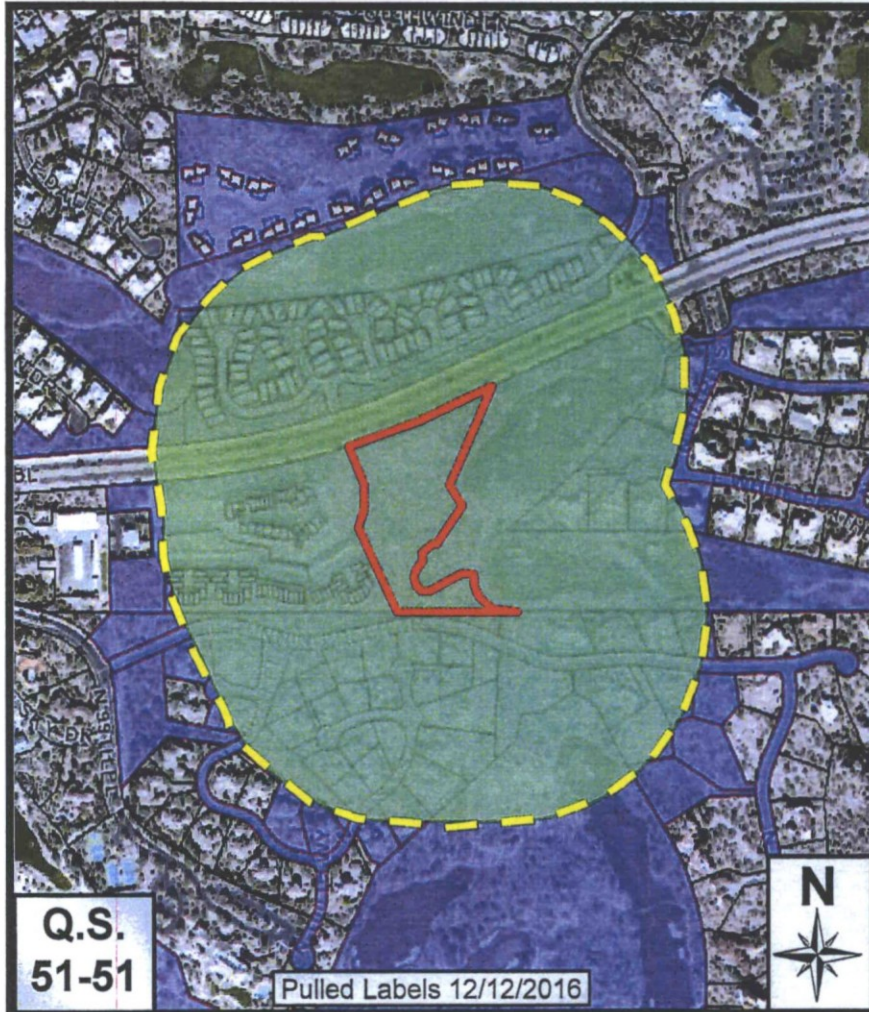
Thank you.

Sincerely,

Paul Smith
President

City Notifications – Mailing List Selection Map

ATTACHMENT #8



Map Legend:



Site Boundary



Properties within 750-feet

Postcards 184

Additional Notifications:

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

Villages at Troon Mountain

27-ZN-2016

Villages at Troon North

GPA & Zoning Project Narrative

10-GP-2016 & 27-ZN-2016



Prepared for:
Troon LLC

Prepared by:
Berry Riddell LLC
6750 E. Camelback Road, Suite 100
Scottsdale, AZ 85251
480-385-2727

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I. Request

The request is for a non-major General Plan Amendment (“GPA”) from Commercial to Urban Neighborhoods and from Developed Open Space to Natural Open Space and a downzoning from C-2 ESL to R-3 ESL and O-S ESL on a 6.2+/- gross acre property located at the southeast corner of 101st Way and Dynamite Boulevard (the “Property”). As part of this request, the central boulder area will also be rezoned from HC ESL to COS ESL since the HC category is out of date. The development proposal for Villages at Troon North includes a 14-unit single family residential community with both common open space and abundant undisturbed open space. The acreage breakdown as proposed is 3.8+/- gross acres of R-3 ESL, 1.3+/- gross acres of O-S ESL and 0.8+/- acres of COS ESL with a remaining portion of 0.3+/- gross acres of C-2 ESL.

II. Zoning Background

The existing commercial zoning was established in 1990 as part of the Troon North master plan zoning case 45-ZN-90 approved by City Council and subsequently amended under case 43-ZN-94. This master plan included 2,420+/- acres of land with approval of 2,374 dwelling units, 1,100 resort units (3,474 total units) and 92 acres of commercial. Based on an accounting of units approved within the Troon North master plan the total unit count is approximately 2,102 dwelling units and 241 resort units (2,343 total units); significantly below the entitled unit counts for the master plan. The addition of 14 dwelling units with this application still leaves the overall residential unit count well below the original master plan approvals. In 2002, case 10-ZN-2002 approved a commercial site plan specific to Parcel T, which included the subject Property (Phase 3 of Parcel T). The Property remains undeveloped today. Approved site plan and context aerial below.

10-ZN-2002 Approved Site Plan

Site calculations

Site Area	10/20/02	17.2 acres
120,000 sq ft	48,431 sq ft	1.06
A	4,300	4,300 sf
B	15,000	15,000 sf
C	10,000	10,000 sf
D	14,000	14,000 sf
E	14,274	10,200
F	4,400	4,000
G	10,000	10,000 sf
H	8,000	10,000 sf
I	14,000	14,000 sf
J	3,000	3,000 sf
K	3,000	3,000 sf
Total		143,700 sf
1742		19.2%

parking provided: 561 spaces

*Assumes Bakery building

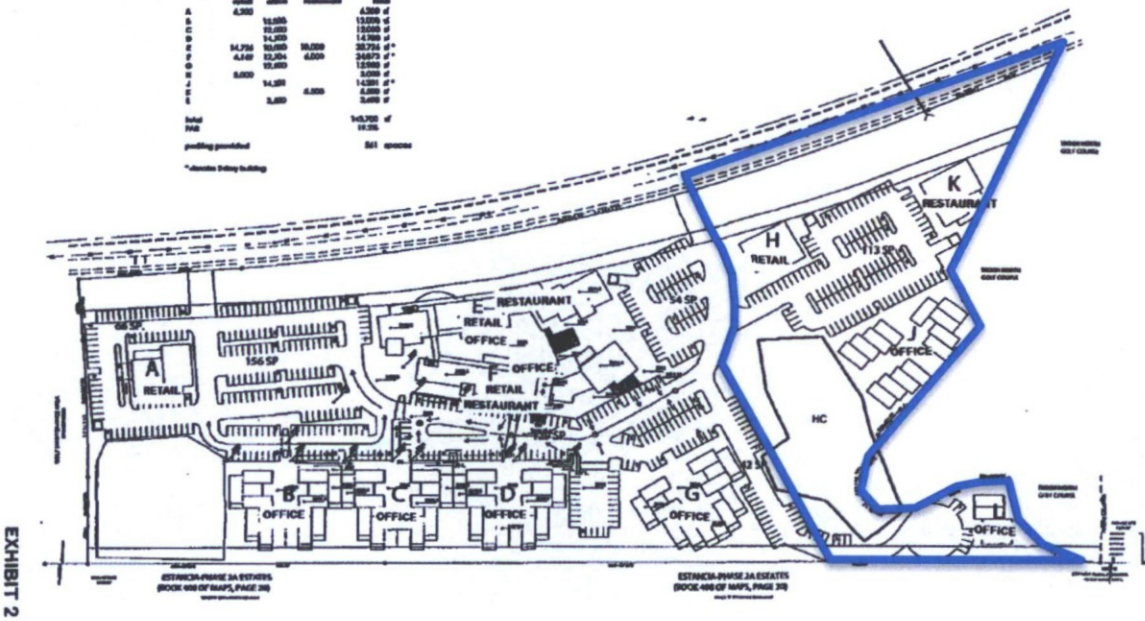


EXHIBIT 2

GSATYNDALL
 CONSULTING ENGINEERS
 10000 N. 10TH AVENUE, SUITE 100
 DENVER, CO 80231
 (303) 751-1000
 www.gsatyndall.com

Context Aerial



III. Project Overview

Villages at Troon North is a proposed residential community with 14 single family units on 3.8 acres (3.7dwelling units/acre).

Villages at Troon North will provide several benefits for its neighbors:

- The property is presently zoned C-2 ESL, which would allow a wide range of commercial uses and has an approved site plan for both retail and office with approximately 28,000 s.f.
- As part of this project, the property will be downzoned from C-2 ESL to R-3 ESL on 3.8 acres and from C-2 ESL to O-S ESL on 1.3 acres. Additionally, a COS area will be designated for the boulder feature (0.8 acres).
- Overall plan for residential development results in significantly more open space than required.
- Development will result in substantially less pavement/parking area as compared to the existing C-2 entitlement.
- Reduce building heights from the allowed 36' to maximum 30'.
- The residential uses proposed will result in a reduction in traffic of 58%, compared to the potential commercial uses.
- Preservation of the Scenic Corridor along Dynamite Boulevard with no additional driveway access points (development will utilize existing driveway).

IV. General Plan Overview

General Plan - Six Guiding Principles:

Per the General Plan, six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be qualified. These six Guiding Principles are as follows:

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

Further, there are twelve "Elements" or sections of the General Plan containing the City's policies on the following sub-categories: 1) Character And Design, 2) Land Use, 3) Economic Vitality, 4) Community Involvement, 5) Housing, 6) Neighborhoods, 7) Open Space And Recreation, 8) Preservation And Environmental Planning, 9) Cost Of Development, 10) Growth Areas, 11) Public Services and Facilities and 12) Community Mobility. These Elements further breakdown the "Goals and Approaches" established in each chapter. The following section will provide a detailed description of how this request and proposed development satisfies and furthers the Guiding Principles and is consistent with the relevant Goals and Approaches found within the City's General Plan. As described in Section V of this narrative, Villages at Troon North is consistent with the Plan's Guiding Principles and the Goals and Approaches contained in the following Elements.

The General Plan sets forth a collection of goals and approaches intended to integrate the Guiding Principles into the planning process and provide a framework for proposed development and the built environment. These goals and approaches are, however, not intended to be static or inflexible and the General Plan clearly recognizes this by stating: "The General Plan is designed to be a broad, flexible document that changes as the community needs, conditions and direction change." It is with this inherent flexibility in mind that the proposed non-major GPA not only meets, but also exceeds the goals and approaches established by the City in the General Plan.

This request is for a non-major GPA to the land use category and map contained in the Land Use Element of the General Plan. As previously stated, the six Guiding Principles and twelve Elements (sub-categories of the Guiding Principles) articulate, via goals and approaches, how the appropriateness of a land use change to the General Plan is to be qualified. The following sections of the Project Narrative describe how this application and proposed development of the Property satisfies the Guiding Principles and Goals and Approaches within the General Plan.

Major GPA Criteria

- 1) The change in land use from Commercial to Urban Neighborhoods and from Developed Open Space to Natural Open Space does not trigger a major GPA. The Troon North area consists of similar Urban residential densities (ranging from 2.8 to 8 du/ac) as compared to the proposed plan for this site at 3.4 du/ac, and therefore, the Urban Neighborhoods designation is more in line with the surrounding context. Additionally, the overall impacts of the proposed downzoning from commercial to residential will result in a lesser impact on infrastructure and traffic.
- 2) The acreage is less than 15 acres.
- 3) There is no designated Character Area Plan for this Property.
- 4) There is no increase in water and wastewater infrastructure for the proposed 14-unit residential community.

V. Elements of the General Plan

Character and Design Element

The Character and Design Element states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment, all of which are considered amenities that help sustain our community and its quality of life.” This Element indicates that Scottsdale Values the following (specific to our proposal):

- The special characteristics of the Sonoran Desert setting, including climate, vegetation, and topography.
- Quality design that incorporates concepts, such as but not limited to context, aesthetics, craftsmanship, function, durability, and sustainability.
- Physical settings that enhance people's sense of place and comfort. Public and private spaces incorporated within and linked to adjacent developments that enable comfort, human scale, and social interaction.

Response: The proposed development responds to and embraces these community values as follows:

- The development will be sensitive to the existing Sonoran desert setting and site topography. The Property has sloped terrain, dense vegetation and a significant boulder outcropping. As a result, the residential units have been centered on the Property preserving significant NAOS, OS and COS (boulder outcropping). The 80' Scenic Corridor will be maintained along Dynamite Boulevard. The residential community will blend with the desert landscape palette on the adjoining golf and commercial properties as well as the nearby existing residential.
- The development will be consistent with the Villages at Troon North architectural design guidelines in terms of building styles, enhanced design character and detailing, color palette and landscape palette. Additionally, the development will be subject to the standards and procedures set forth by the architectural review committee.
- The development will uphold the integrity of the Environmentally Sensitive Lands Ordinance (“ESLO”). Native desert preservation and low water use landscape design elements will be incorporated with the development of this site both internally and along the perimeter streetscape/Scenic Corridor along Dynamite Boulevard.

- The development will establish physical settings and improvements that enhance people's sense of place and comfort. The proposed development will be low profile and will maintain views to nearby natural environmental features.

This non-major GPA is consistent with the following goals and approaches contained within the Character and Design Element:

Character and Design Goals and Approaches

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

- *Respond to regional and citywide contexts with new and revitalized development in terms of:*
 - *Scottsdale as a southwestern desert community.*
 - *Relationships to surrounding land forms, land uses and transportation corridors.*
 - *Contributions to city wide linkages of open space and activity zones.*
 - *Consistently high community quality expectations.*

Response: The project responds to its southwestern desert community context through desert sensitive site design and preservation of natural features and vegetation. It preserves views to surrounding landforms and provides linkages to adjacent open spaces and adjacent commercial land uses. The overall open space area proposed with this development will be a significant increase from the previously approved C-2 site plan with the rezoning of a large portion of the site to O-S and COS. The architecture and site design will be consistent with the Troon North community quality expectations. Units will be approximately 1,800-2,200 square feet in size.

- *Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.*

Response: This development will maintain the existing natural topographic features including the prominent boulder outcropping and will preserve mature native vegetation. It will also improve natural features through sensitive revegetation while responding to people's needs by creating sidewalk connections to the existing commercial parcel to the west.

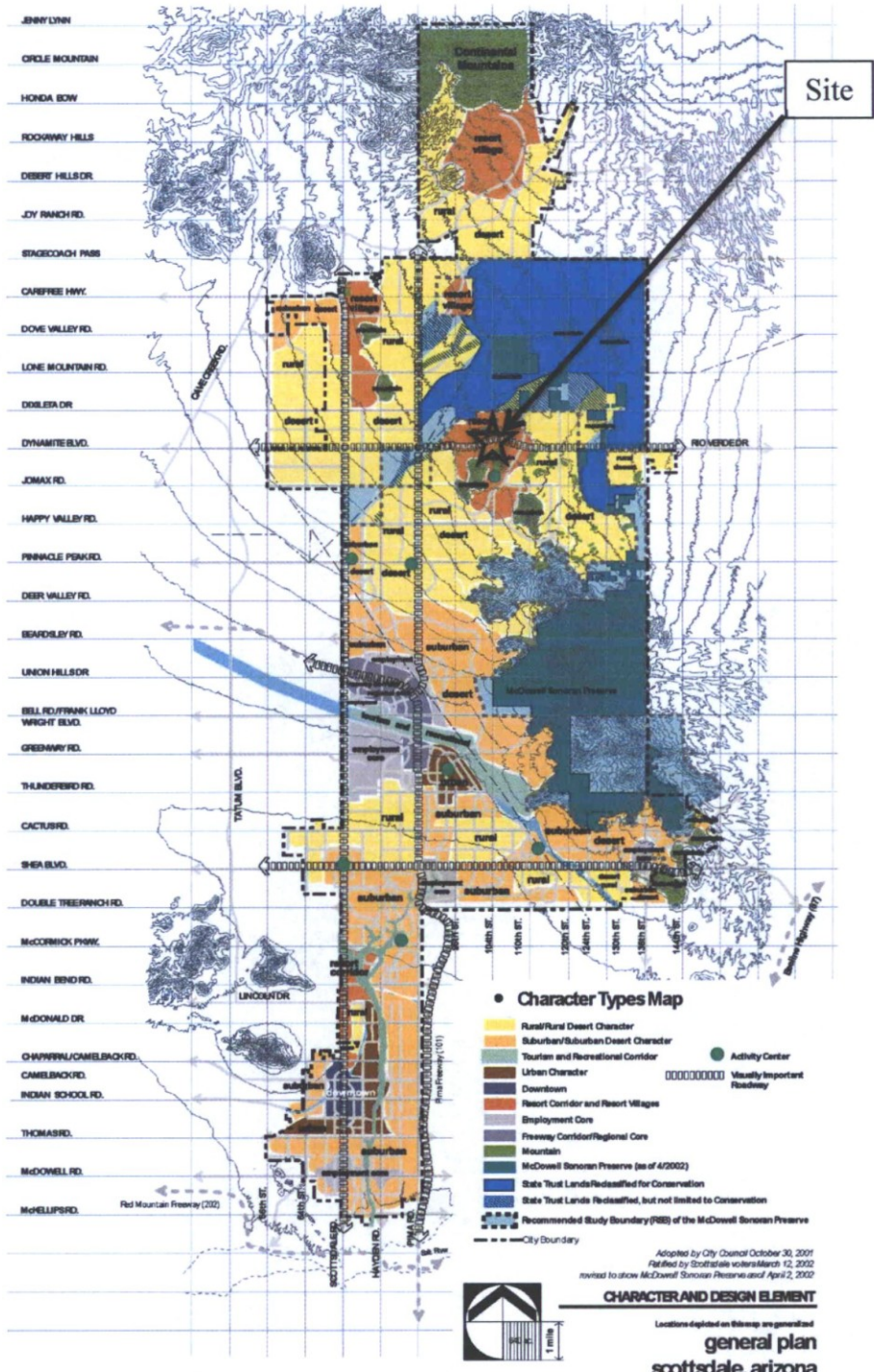
- *Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location.*

-Resort Villages are concentrations of major resort facilities. A variety of tourist accommodations, quality office, specialty retail, recreation uses including golf

courses and tennis courts, employment, and compatible high amenity residential neighborhoods are all components.

Response: The Character Types Map of the General Plan designates this Property as a Resort Village along Dynamite Boulevard which is designated as a Visually Important Roadway. Resort Villages contain medium density neighborhoods that include a variety of commercial centers, resorts and residential development. A wide variety of recreational and leisure opportunities are integrated into the fabric of these districts. The General Plan notes that pedestrian and bicycle linkages from neighborhood to neighborhood and from neighborhood to commercial, cultural, educational and recreational components are vital in weaving these areas into a livable community. The physical character of these districts varies widely throughout the community and is based on period of construction and the surrounding topography and natural features.

As noted in the General Plan (pp. 44-45) Resort Villages fall within and are a special feature of the Suburban Desert Character Type. This Property and surrounding Troon North properties were designated as part of the Resort Village due to their proximity high quality resorts such as the Four Seasons, resort-style living and recreational/golf opportunities. The proposed residential community not only accommodates a demand in this sub-market, but is arguably a more appropriate land use in this location as it will add to the existing mixture of existing land uses (commercial, residential, and golf). The upscale nature of the proposed development will complement the surrounding character and its large amount of open space will seamlessly integrated into the fabric of the established Resort Village of Troon North. The proposal is consistent with and furthers this Goal and Approach.



2. Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.

- *Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.*

Response: Scottsdale's Sensitive Design Principles are fundamental to the design and development of the subject property. The proposed residential community will complement and enhance the quality of the existing Troon North master plan which has formed the surrounding context. Its architecture, color palette and building materials will be compatible with the sensitive, quality design elements used throughout Troon North.

The development will establish physical settings and improvements that enhance people's sense of place and comfort. The proposed development will be low profile and will maintain views to nearby natural environmental features. The proposed development intends to dedicate well above the required NAOS (90,000 s.f. required and 260,000 s.f. provided) and maintain the integrity of the ESLO through site design, architectural character and landscaping.

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

- *Apply the Scenic Corridor designation in circumstances where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the neighborhood setting, and buffering of roadway impacts is important. This allows for a larger landscaped area that can minimize the impact of highly traveled roads adjacent to neighborhoods.*
- *Establish specific Scenic Corridor guidelines and policies for the design and maintenance of these visually significant roadways.*
- *Other visually significant roadways include roadways with buffered setbacks, Desert Scenic Roadways (in ESLO districts), and roadways with specific streetscape design themes.*

Response: Dynamite Boulevard is designated as a Visually Important Roadway per the Character Types Map (GP 2001) and Scenic Corridor per the City's Scenic Corridor plans and policies with the goal to preserve views and enhance native vegetation along significant frontages providing an open feel and visual continuity to be enjoyed by the community. The Scenic Corridor is proposed to be a minimum width of 80'. The adjacent commercial to the west has a dedicated Scenic Corridor of 80' and the residential development (On the Green) to the north is providing 40' of open space with no dedicated Scenic Corridor per the City's records.

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

- *Require substantial landscaping be provided as part of new development or redevelopment.*
- *Maintain the landscaping materials and pattern within a character area.*
- *Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.*
- *Encourage the retention of mature landscape plant materials.*

Response: The development proposal promotes a low-water use desert landscape palette in keeping with the existing on-site and surrounding desert context. The site and landscape design will enhance the surrounding character, minimize building mass, and naturally integrate with adjacent properties while providing shade and comfort for the future residents of the community. The native and desert-adapted plant palette proposed will promote water conservation. The majority of the mature native trees existing on this site will be retained with the proposed site plan. Salvaged plant materials shall be relocated into areas that provide the greatest benefit to the community for buffering and open space enhancement.

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

- *Establish lighting standards that relate to the ambient lighting designations contained within the 2000 I.E.S. standards revisions.*
- *Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.*
- *Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.*

Response: Lighting will be designed in an appropriate manner and respectful of the nearby residential developments, minimizing glare and promoting the City’s dark-sky policy while maintaining safety for future residents. Lighting standards will be selected to coincide with the high quality design of the overall project. The specific light fixtures to be submitted with the Development Review application will be high-quality designs that reflect the neighborhood character and local context.

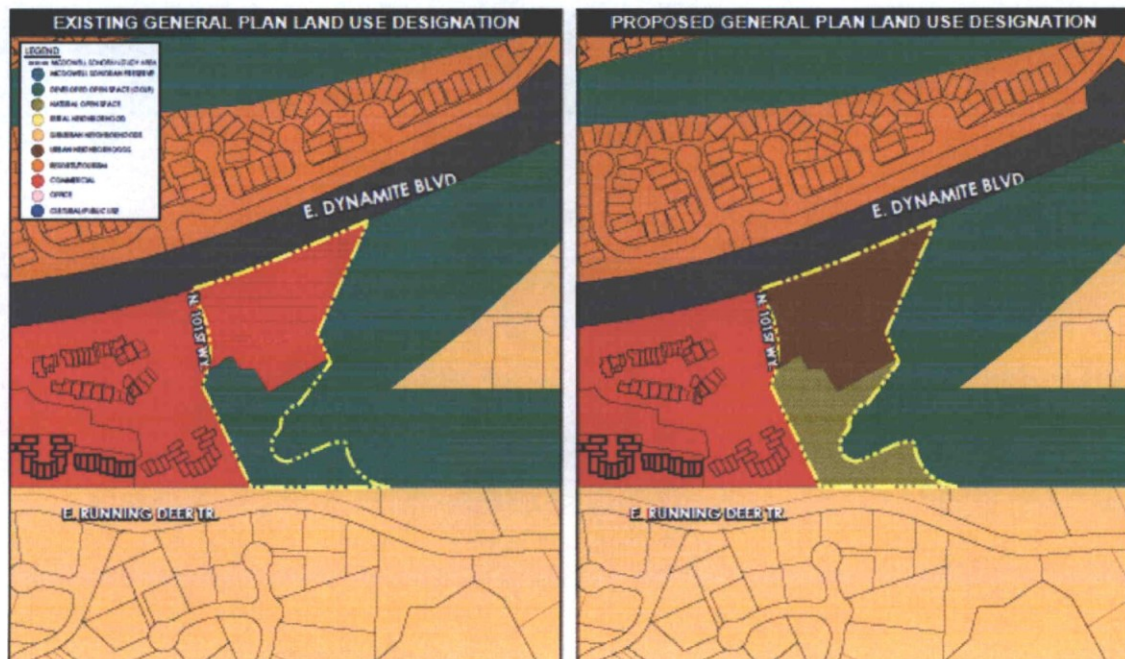
Land Use Element

The Land Use Element embraces the concept that land uses complement each other visually, aesthetically, socially, and economically, and to avoid conflicting, damaging or otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community.

The Land Use Element Vision Statement reads: *“Scottsdale is first and foremost a residential community and Southwest tourist destination where the diversity and arrangement of land uses is designed to enhance quality of life and ensure long-term prosperity. Our land uses must complement each other visually, aesthetically, socially, and economically.”*

This General Plan amendment will add to the diversity of land uses in the area. The proposed land use will complement other uses in the area aesthetically, socially and economically.

The General Plan states “Neighborhoods” focus on a range of mostly residential classifications and “residential land uses should be designated to accommodate a mix of dwelling types and densities for a variety of neighborhood and environmental conditions.” The proposed residential community is consistent with the statement above. The project will add to the mix of dwelling types and densities and is appropriate given the environmental conditions extant on the Property.



This non-major GPA is consistent with and furthers the following goals and approaches contained within the Land Use Element:

Land Use Goals and Approaches

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

- *Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.*
- *Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available*

Response: The surrounding mix of land uses in the area includes a range of commercial to the west (Dynamite Animal Hospital, Chase bank and various offices), recreational golf and open space to the east, and residential R-4R ESL to the north and south. The proposed development will provide an aesthetic character and density commensurate with the Troon North master plan and will be a logical and gradual transition from Dynamite Boulevard and the more intense commercial land uses located to the west to the residential and open space uses to the north, south and east.

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

- *Allow for a diversity of residential uses and supporting services that provide for the needs of the community.*
- *Maintain a citywide balance of land uses that support changes in community vision/dynamics (established by future community visioning processes) over time.*

Response: Locating the proposed 14-unit residential community within the Resort Village Character Type on an underutilized/undeveloped commercial parcel helps establish a greater variety of housing types and a logical balance of land uses in this area. Maintaining a citywide balance of land uses is an important planning goal that stimulates the economic base of Scottsdale. The proposed development will bring a wider array of housing options to this area of the Scottsdale community. It will provide an alternative housing option vs. the larger lot single-family homes in north Scottsdale and is an appropriate density adjacent to Dynamite Boulevard, C-2 commercial development to the west and R-4R development to the north (On the Green at Troon North and The Ridge at Troon North developments), south and east (LaScala/Estancia and Pinnacle Canyon at Troon North). Although speculative, the approximate sales price for the proposed residential community will be \$350 per square foot.

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

- *Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.*
- *Support the physical integration of residential uses with retail uses to provide opportunities for pedestrian oriented development.*
- *Ensure Scottsdale's transportation choices respond to the land use patterns and local neighborhood lifestyles.*
- *Provide an interconnected open space system that is accessible to the public, including pedestrian and equestrian links, recreation areas, and drainage ways.*

Response: Residents will have a convenient link to the existing commercial development to the west of the site. Sidewalk improvements will physically integrate the proposed residential use with adjacent commercial use, resulting in fewer automobile trips. Additionally, approximately one-mile to the east is a shopping center located at the southwest corner of Alma School and Dynamite Boulevard which will also provide convenient neighborhood services (UPS Store, Scottsdale Livestock, Rare Earth Wine & Pizza, Walgreens and Wells Fargo) to the future residents of this development.

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

- *Protect sensitive natural features from incompatible development, and maintain the integrity of natural systems.*
- *Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.*
- *Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems*

Response: The development proposal meets the goal of incorporating appropriate land use transitions to better integrate into surrounding neighborhoods by providing a site design that responds to the natural topography and preserves view corridors. Further, areas of existing natural open space will be maintained adjacent to the proposed residential community by rezoning 1.06+/- acres as O-S ESL and 0.8+/- acres as COS ESL, sensitively buffering the residential development which also provides NAOS. The development goals proposed for this project contribute towards an appropriate transition with respect to development pattern, intensity and the natural desert character.

Economic Vitality Element

This non-major GPA is consistent with the following goal and approach contained within the Economic Vitality Element.

Economic Vitality Goals and Approaches

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

- *Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.*

Response: The C-2 commercial zoning on this property is no longer a viable land use. This land use is intended for commercial activities designed to serve the community. The adjoining commercial development has maintained increasing vacancy rates since its initial construction phase in 2004. The Property is not ideal or even attractive for additional commercial use due the amount of office and retail in the area in comparison to the number of supporting rooftops and the modest population growth rate predicted for north Scottsdale. Troon North was approved with 3,474 units (residential and resort) and currently has 2,343 developed units, well below the entitled number of units for the master plan.

This General Plan goal and approach encourages the reuse of underutilized or vacant parcels. The proposed development represents an opportunity to implement the recommendations of the General Plan by integrating medium density residential into the area and developing a privately owned commercial parcel by providing more rooftops that will support and strengthen the existing area retail and support services. This will lead to increased local shopping, higher retail sales actively and the collection of additional retail taxes by the City of Scottsdale. The proposed residential community will provide additional quality housing options in this desirable and developing area of the community.

Community Involvement Element

Community Involvement Goals and Approaches

This non-major GPA is consistent with the following goals and approaches contained within the Community Involvement Element:

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

Response: Public participation is an important component of successful planning and community building and decision making. Scottsdale prides itself as a community that

encourages citizen involvement and public participation. The development team for the Villages at Troon North has met with key neighborhood stakeholders, decision-makers and informally with City staff to discuss the proposed development. The development team continues to meet with potentially affected neighbors in the surrounding communities and other stakeholders and these efforts will be ongoing throughout the process to ensure the community is aware of the proposed development. Additionally, our public open house meeting was held on October 13th at one of the vacant suites on site. Citizens were notified and encouraged to attend to gather details about the proposed residential community. A complete Citizen Outreach Report is provided with this application documenting the outreach efforts and community feedback. (See Neighborhood Involvement/Citizen Input Report).

Housing Element

The Housing Element Vision Statement reads: *“Scottsdale will be a community that embraces a variety of housing opportunities that enhance the character, diversity, and vitality of the city, as well as respect and conserve our Sonoran desert.”*

Scottsdale has historically been a community that embraces a variety of housing opportunities to enhance the character, diversity, and vitality of the City, as well as respect and conserve the Sonoran Desert. Scottsdale encourages housing options that provide a wide range of opportunities for people and provide sustainable, environmentally sensitive qualities that blend with the City’s natural surroundings. The Villages at Troon North will add to the variety of housing opportunities in this north Scottsdale area. The development will not only integrate a unique housing product into the Resort Village, it will provide housing options for people who prefer a lower-maintenance resort lifestyle. This project will assist in achieving the City’s stated vision by creating a high quality residential community that enhances the character and diversity of the neighborhood and respects the Sonoran desert environment.

This non-major GPA is consistent with the following goals and approaches contained within the Housing Element:

Housing Goals and Approaches

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

- *Maintain Scottsdale’s quality-driven development review standards for new housing development.*
- *Encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.*

Response: This proposal offers a medium density residential community (14 dwellings at 3.4 dwelling units/acre), which fits appropriately within the range of residential densities

and intensity already developed in the area. The proposed residential community with its low-scale architectural style (lower heights than the current commercial zoning) will harmonize with and complement the surrounding Troon North neighborhood context and Sonoran Desert character. By limiting building height to 30' (36' allowed currently) the new community will be consistent with the purpose and intent of the ESL district.

The proposed native and desert-adapted plant palette will conform to the ESL plant list. Undisturbed native vegetation will be maintained in place wherever possible and native plants will be used to re-vegetate portions of the site that have been or will be graded. The overall 6.2+/- acre site will consist of 3.8+/- acres of R-3 ESL, 1.3+/- acres of O-S ESL and 0.8 +/- acres of COS ESL for the boulder feature (0.3+/- will remain C-2 ESL).

Prior to site development and construction the site plan and housing product design will be reviewed by the Development Review Board for environmental sensitivity, landscape, architectural style, building scale, materials and colors.

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

- *Encourage a variety of housing densities throughout Scottsdale, with mixed-uses in areas of major employment and transit hubs, to offer greater live-work choices to a broader economic range of households.*
- *Work to adjust the housing mix based on changing demographics and economics of the city.*

Response: The General Plan encourages a variety of housing densities throughout Scottsdale, with mixed-use, urban and suburban neighborhood areas near trails, golf and commercial. The Troon North master plan includes a range of urban and suburban densities integrated with golf and supporting commercial. The development of the subject Property as a distinctive Scottsdale luxury residential community will provide additional housing opportunities for the wider community along with the part-time residents seeking the “live, work, and play” lifestyle and land use concept supported by the General Plan.

Neighborhood Element

The Enhance Neighborhoods Guiding Principle of the General Plan identifies several goals and approaches intended to ensure Scottsdale’s long-standing commitment to providing a quality physical and social environment for its citizens. This General Plan Element recognizes that neighborhood viability and sustainability is as equally important as a strong economic foundation. Further, changes in neighborhoods should be in harmony with the existing character.

This non-major GPA is consistent with the following goals and approaches contained within the Neighborhood Element:

Neighborhood Goals and Approaches

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

- *Create, preserve and enhance pedestrian, vehicular, and alternative transportation mode connections and links between the neighborhoods and other neighborhood-supporting land uses throughout the community.*
- *Improve and maintain the current landscape, sign, and design standards throughout the community.*

Response: Villages at Troon North will achieve this goal by providing vehicular and pedestrian connectivity to the existing commercial development to the west. Further, the project will maintain and enhance the existing native desert landscape, preserve boulder features, and will establish high-quality sign and architectural design standards that complement this unique neighborhood.

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

- *Encourage new development efforts toward existing developed areas in Scottsdale.*
- *Encourage green building and sensitive design techniques and alternatives in conjunction with infill development.*

Response: The proposed development satisfies the General Plan goal of encouraging new development efforts within existing developed areas in Scottsdale and the use of existing infrastructure while supporting developed areas in a manner that is complementary and sustainable. The site plan emphasizes contextually sensitive design to complement the surrounding residential neighborhoods, open space/golf and commercial uses.

This proposed non-major GPA for Urban Neighborhoods and Natural Open Space land use represents a significant improvement over the Commercial land use for the following reasons:

- The proposal will reduce the approved intensity of the Property from 28,000 square feet of commercial to 14 single family dwelling units. As such, it will better complement existing development in the vicinity.
- The decrease in intensity on the site will result in a significant reduction in traffic on the surrounding street network and a reduction in demands on other existing infrastructure in this area. The existing commercial zoning, if fully built out per the approved site plan, would generate 4,840 daily weekday trips for the commercial center. With the proposed 14-unit residential plan on the eastern portion of the site, the daily weekday trips are reduced to 2,020 (a 2,820 trip reduction or 58%).

- This residential community will help achieve the stated General Plan goal of “context-appropriate” new development due to the smaller building footprint associated with the home sites and the smaller amount of surface parking and paved accessways needed to serve the development.
- Proposed homes with a 30’ maximum building height will have less visual impact than the 36’ building height allowed under the existing C-2 ESL zoning.
- The low-profile residential community will employ sensitive design techniques related to siting and orientation of buildings that will be more sensitive to areas of onsite NAOS and better maintain views to nearby environmental features.

Open Space and Recreation Element

The Open Space and Recreation Element of the General Plan recognizes the significance of natural and urban open spaces and recreational opportunities. Maintaining connected open space corridors, such as Scenic Corridors, serves to reinforce the regional open space network.

This non-major GPA is consistent with the following goals and approaches contained within the Open Space and Recreation Element:

Open Space & Recreation Goals and Approaches

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

- *Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.*
- *Provide access areas of sufficient size and with adequate facilities for public use and open space system access.*
- *Preserve and integrate visual and functional connections between major city open spaces into the design of development projects.*

Response: Preserving Scenic Corridors and common open space contributes to interconnectivity and buffering adjacent to neighboring properties. The proposed location and orientation of NAOS on this development is far superior to that of a commercial development (approved zoning) with large expanses of surface parking areas.

In addition to maintaining physical and visual connectivity within the Scenic Corridor, the amount of proposed open space onsite will help maintain wildlife corridors and provide residents with visual enjoyment of the native desert setting and wildlife observation.

Preservation and Environmental Planning Element

The preservation of our community relies on a built environment that is sustainable and in harmony with the natural environment. There are several ways to accomplish this goal which include, but are not limited to, encouraging green building standards and environmentally sensitive design philosophies, and maintaining meaningful, connective open space.

The Preservation and Environmental Planning Element Vision Statement reads in part:

“Scottsdale is a community that embraces conservation and preservation of the environment. The city’s decision makers will work to conserve elements of the natural environment where possible and restore areas where past development has degraded it.

As noted earlier, the proposed development will restore native vegetation where it has been degraded. This non-major GPA is consistent with the following goals and approaches contained within the Preservation and Environmental Planning Element:

Preservation and Environmental Planning Goals and Approaches

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

- *Retain Scottsdale’s image and heritage of the Sonoran Desert.*
- *Encourage developments to retain and integrate the desert ecosystem where appropriate.*
- *Maintain scenic views to preserve the aesthetic values of the area for all to enjoy and for its contribution to the quality of life for residents and visitors.*

Response: The ESL Ordinance establishes guidelines for development in the northern regions of Scottsdale and the protection of sensitive natural areas and will serve as a model for the preservation of local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area’s ecology. As previously mentioned, the proposed residential community will preserve undisturbed native vegetation, connected wildlife habitat, and scenic view corridors inherent to Scottsdale’s vision. The developer also intends to preserve and enhance the native vegetation, through revegetation where appropriate, as part of the site development. Project design standards will incorporate native Sonoran Desert vegetation throughout the site and the low profile buildings will maintain scenic views to nearby natural features.

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

- *Enhance, restore, and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.*
- *Retain and preserve native plants to retain a Sonoran desert character.*

- *Encourage the retention of mature trees because trees recycle air pollutants through photosynthesis.*
- *Retain and protect indigenous native vegetation to reduce water consumption, stabilize the soil, and provide desert wildlife habitat.*

Response: Native plants are considered to be a significant environmental feature that promotes the maintenance of natural conditions and enhances aesthetic benefits to the community. The NAOS areas will be preserved and enhanced where appropriate with the development of this site. Additionally, strong efforts will be made to salvage native vegetation wherever possible.

Cost of Development Element

Cost of Development

The impacts of development and on-going community services associated with the subject Property will be minimized due to existing off-site infrastructure and a reduction in the overall site intensity as a result of the proposed General Plan land use amendment from Commercial to Urban Neighborhoods and from Developed Open Space to Natural Open Space. An analysis of demands associated with the existing commercial and proposed residential land uses for this region of Scottsdale indicate substantial reductions in vehicular trips per day, water use and wastewater generation associated with residential uses. These findings are based on the TIMA, Water and Wastewater reports submitted with the application.

Public Services and Facilities Element

The Public Services and Facilities Element notes that Scottsdale Values “A community in which residents can live, work, and play in close proximity and where neighborhoods have easy connections to other neighborhoods and public facilities.”

The Villages at Troon North development also values these elements and will assist in achieving the City’s vision for a connected and accessible open space system.

This non-major GPA is consistent with the following goal and approach contained within the Public Services and Facilities Element:

Public Services and Facilities Goals and Approaches

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

- *Develop parks, paths, and trails with the participation of private development through required fees, dedication of land, and construction of facilities.*

Response: A minimum 80' wide Scenic Corridor will be maintained along Dynamite Boulevard with trail connectivity. As mentioned above, the request includes a non-major GPA from Commercial to Urban Neighborhoods and from Developed Open Space to Natural Open Space. The existing commercial zoning was established with the Troon North master plan in the 1990's and the downzoning will provide substantially more O-S ESL zoned land along the COS ESL boulder feature than what exists today. Preservation of the Scenic Corridor along Dynamite Boulevard will provide visual and physical connectivity opportunities with adjacent parcels. A Dynamite Boulevard Scenic Corridor exhibit if provided with the resubmittal.

**DYNAMITE BLVD. SCENIC CORRIDOR
DEDICATIONS**



EASEMENT ABBREVIATIONS
 SCE - Scenic Corridor Easement
 BSL - Building Setback Line
 VCE - Vista Corridor Easement
 TLE - Trail Easement
 EQ - Equestrian Easement
 DE - Drainage Easement

Community Mobility Element

The Community Mobility Element relates to protecting the function and form of regional corridors and protecting the physical integrity of regional transportation networks to reduce the number, length and frequency of automobile trips. Additionally, this section of the General Plan seeks to prioritize regional connections to safely and efficiently move people and goods beyond City boundaries, to relieve traffic congestion, to optimize all forms of mobility, and to protect neighborhoods from the negative impact of regional and citywide transportation networks. Finally, the General Plan recognizes that there is diversity throughout neighborhoods and that each neighborhood may, in fact, have different mobility needs.

This non-major GPA is consistent with the following goals and approaches contained within the Community Mobility Element:

Community Mobility Goals and Approaches

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

- *Improve air quality, by encouraging live, work, and play relationships in land use decisions that reduce the distance and frequency of automotive generated trips.*

Response: The Property has frontage on Dynamite Boulevard, a minor arterial street providing east west connection through North Scottsdale. Downzoning from commercial to residential and additional open space will bring 14 additional rooftops to the area. Clustering housing near commercial, recreational and resort uses reduces the number and distance of automobile trips, improves air quality, thereby enhancing the quality of life for surrounding residents. The anticipated traffic counts for the proposed residential development (14 single family dwelling units) are substantially less than the counts associated with the existing commercial land use designation approved for the site. The proposed rezoning results is 58% fewer daily trips.

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

- *Ensure that the streets designated as scenic corridors are sensitively integrated into natural desert setting and the integrity of the scenic setback is preserved.*

Response: The perimeter streets and internal driveways will provide continuity through use of cohesive native landscaping and design elements established for the proposed residential community and will uphold the aesthetic values and environmental standards of Scottsdale's transportation system as well as the Troon North master plan. The project proposes a minimum 80' wide Scenic Corridor with trail along the northern boundary and 4.0+/- acres of overall open space. Internally, the design of the project will ensure that all infrastructure for the driveway and parking will be sensitively integrated into the natural and/or physical settings tying to the existing commercial development to the west.

11. Provide opportunities for building "community" through neighborhood mobility.

- *Provide a high level of service for pedestrians through facilities that are separated and protected from vehicle travel (ie: placing landscaping between curbs and sidewalks).*
- *Emphasize strong pedestrian orientation ie: shaded safe paths, links to civic spaces) to foster a strong sense of community.*

Response: The site plan provides convenient connections for residents to access the adjoining commercial uses through internal pedestrian connections between parcels as well as within the Scenic Corridor.

VI. Conclusion

Villages at Troon North will bring a luxury residential community to an underutilized commercially zoned site in north Scottsdale. The proposed residential community will provide an aesthetic character and density compatible with the surrounding context and will provide as a logical transition in land uses from the existing commercial uses to the west and the golf and residential neighborhoods to the north, south and east.

The downzoning will reduce the approved intensity the Property from 28,000 square feet of commercial to 14 single family dwelling units. As such it will better complement existing development in the vicinity.

The decrease in intensity on the site will result in a significant reduction in traffic on the surrounding street network and a reduction in demands on other existing infrastructure in this area. The existing commercial zoning, if fully built out per the approved site plan, would generate 4,840 daily weekday trips for the commercial center. With the proposed 14-unit residential plan on the eastern portion of the site, the daily weekday trips are reduced to 2,020 (a 2,820 trip reduction or 58%).

This residential community will help achieve the stated General Plan goal of “context-appropriate” new development due to the smaller building footprint associated with the proposed home sites and the smaller amount of surface parking and paved accessways needed to serve the development. Additionally, the proposed homes with a 30’ maximum building height will have less visual impact than the 36’ building height allowed under the existing C-2 zoning.