

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



Development Application

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

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

Project Name: 118th & Jomax

Property's Address: Portion of SE 1/4 of Sec.34 and SW 1/4 of Sec.35 (T5N, R5E) of the G&SRBM

Property's Current Zoning District Designation: R1-190 ESL & R1-130 ESL

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

Owner: Zach Sakas, President	Agent/Applicant: Jeff Nielsen
Company: Red Bird Vistas LLC	Company: Toll Brothers AZ Construction
Address: P.O. Box 44127, Phoenix AZ 85064	Address: 8767 E. Via de Ventura, Suite 390
Phone: 602-499-9999 Fax:	Phone: 480-596-5815 Fax:
E-mail: copperskyland@gmail.com	E-mail: jnielsen@tollbrothersinc.com
Designer: <i>Andy Barm</i>	Engineer: Jorge Garre, P.E.
Company: <i>Anderson Baron</i>	Company: Argus Consulting, P.C.
Address: <i>50 N. McClintock Dr.</i>	Address: 10115 E. Bell Road, Suite 107 - #104
Phone: <i>480-699-7956</i> Fax:	Phone: 480-596-1131 Fax:
E-mail: <i>andy.barm@andersonbarm.com</i>	E-mail: jgarre.argus@att.net

*Appl. Rep
Benny K...
John B / Michelle H*

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).
• This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications² will be reviewed in a format similar to the Enhanced Application Review methodology.

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

[Signature] 10/21/2016
 Owner Signature _____ Agent/Applicant Signature _____

Official Use Only Submittal Date: Development Application No.:

25-ZN-2016
02/10/17



Development Application

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

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

Project Name: 118th & Jomax

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

Owner: David Rauch - manager	Agent/Applciant: Jeff Nielsen
Company: Lettville Park Partners LLC	Company: Toll Brothers AZ Construction
Address: 10801 E. Happyvalley Rd	Address: 8767 E. Via de Ventura, Suite 390
Phone: 480-585-9207 Fax:	Phone: 480-596-5815 Fax:
E-mail: davidrauch@live.com	E-mail: jnielsen@tollbrothersinc.com
Designer: Andy Baron	Engineer: Jorge Garre, P.E.
Company: Anderson Baron	Company: Argus Consulting, P.C.
Address: 50 N. McClintock Dr	Address: 10115 E. Bell Road, Suite 107 - #104
Phone: 480-699-7956 Fax:	Phone: 480-596-1131 Fax:
E-mail: andy.baron@andersonbaron.com	E-mail: jgarre.argus@att.net

Appl. Rep. Barry Roubel JMB/Michelle H

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).
• This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

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

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

Owner Signature: *David Rauch*

Agent/Applciant Signature: *Jeff Nielsen*

Official Use Only Submittal Date: Development Application No.:

25-ZN-2016
02/10/17



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

This request concerns all property identified in the development application.

Pre-application No: 504 - PA - 2016

Project Name: 118th & Jomax

Project Address: Portion of SE 1/4 of Sec.34 and SW 1/4 of Sec.35 (T5N, R5E) of the G&SRBM

STATEMENT OF AUTHORITY:

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

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

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

Property owner/Property owners agent: Jeff Nielsen

Print Name

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

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

Rev. 9/2012

25-ZN-2016
10/26/2016



**Community & Economic Development Division
Planning, Neighborhood & Transportation**

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 10/20/16
Contact Name: Berry & Riddell
Firm name: Berry & Riddell
Address: 500
City, State Zip: Scottsdale

RE: Application Accepted for Review.

504 - PA - 2016

Dear Michelle:

It has been determined that your Development Application for 118th + Jomax has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: Keith Niederer
Title: Sr. Planner
Phone number: 480-312-2953
Email address: kniederer@scottsdaleaz.gov



**Community & Economic Development Division
Planning, Neighborhood & Transportation**

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: _____
Contact Name: _____
Firm name: _____
Address: _____
City, State Zip: _____

RE: Minimal Submittal Comments
_____ - PA- _____

Dear _____:

It has been determined that your Development Application for _____ does not contain the minimal information, and has not been accepted for review.

Please refer to the application checklist and the Minimal Information to be Accepted for Review Checklist, and the Plan & Report Requirements pertaining to the minimal information necessary to be accepted for review.

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

These **Minimal Submittal Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

Sincerely,

Name: _____
Title: _____
Phone number: _____
Email address: _____



Submittal Fee

ZN
\$ 1140.00

60 ACRES
\$ 70. PER ACRE
5340.00

Project Name: 118th & JOMAY

Pre-App#: 504-PA-2016

Fee Type: ZN

Fee Amount: \$ 5340.00

Staff Name:

Signature:

Jenaine

Phone: x 7600

Date:

10/26

Planning, Neighborhood & Transportation Division

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



City of Scottsdale Cash Transmittal

108430

108430
 00944042
 10/26/2016 PLN-1STOP
 KPETERS HPDC600552
 10/26/2016 1:59 PM
 \$5,340.00

Received From :

Michele Hammond / John Berry
 6750 E. Camelback, Suite 100
 Scottsdale, AZ 85251
 480-385-2753

Bill To :

Reference # 504-PA-2016

Issued Date 10/26/2016

Address N 118TH ST

Paid Date 10/26/2016

Subdivision GOLDIE BROWN PINNACLE PEAK RANCH UNIT TWO

Payment Type CHECK

Marketing Name

Lot Number 12

Cost Center

MCR 194-26

County No

Metes/Bounds No

APN 216-79-005

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

Jeff Nielsen - Toll Brothers (Developer)

Net Lot Area

Sewer Type

8767 E. Via De Ventura, Suite

Number of Units 1

Meter Size

Scottsdale, AZ 85258

Density

QS 49-56

480-596-5815

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	\$5,340.00	100-21300-44221

City of Scottsdale

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

Date: 10/26/2016 Cashier: KPETERS
 Office: PLN-1STOP Mach ID: HPDC6005525
 Tran #: 1 Batch #: 57178

Receipt: 00944042 Date: 10/26/2016 1:59 PM
 108430

3170 REZONING APP \$5,340.00

TENDERED AMOUNTS:

Check Tendered: \$5,340.00
 BERRY RIDDELL LLC

Transaction Total: \$5,340.00

Thank you for your payment.
 Have a nice day!

25-ZN-2016
10/26/2016

SIGNED BY MICHELE HAMMOND ON 10/26/2016

Total Amount **\$5,340.00**

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 108430



Rezoning

Development Application Checklist

Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 11 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Rezoning Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Zoning Application Fee <u>\$1,140.00 + \$70 per acre</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input type="checkbox"/>	<input type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

25-ZN-2016
10/26/2016

Planning and Development Services

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

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. Appeal of Required Dedications, Exactions, or Zoning Regulations (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. Commitment for Title Insurance – No older than 30 days from the submittal date <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy • Include complete Schedule A and Schedule B. (requirements form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. Request for Site Visits and/or Inspections (form provided)
<input type="checkbox"/>	<input type="checkbox"/>	12. Addressing Requirements (form provided)
<input type="checkbox"/>	<input type="checkbox"/>	13. Draft Development Agreement <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies Must adhere to the Maricopa County Recorder requirements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	15. Citizen Review Checklist: (form provided) <ul style="list-style-type: none"> • Provide one copy of the Citizen Review Report • If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Citizen Review Report addendum.
<input type="checkbox"/>	<input type="checkbox"/>	16. Request for Neighborhood Group/Homeowners Association (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	17. Site Posting Requirements: (form provided (white and red signs) <ul style="list-style-type: none"> • Affidavit of Posting for Project Under Consideration • Affidavit of Posting for Planning Commission Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to Planning Commission hearing. • Affidavit of Posting for City Council Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to City Council hearing.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	18. School District Notification – (form provided) Required for all applications that include residential uses.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	19. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers.

Planning and Development Services

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

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	20. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Archaeology Survey and Report - 3 copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies <input type="checkbox"/> Copies of Previous Archeological Research - 1 copy 	
<input type="checkbox"/>	<input type="checkbox"/>	21. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided)	
PART II -- REQUIRED NARRATIVE, PLANS & RELATED DATA			
Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.	
		22. Plan & Report Requirements For Development Applications Checklist (form provided)	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	23. Development Plan	
	Req'd	Rec'd	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	a. Application Narrative <ul style="list-style-type: none"> • 8 ½" x 11" – 4 copies <input checked="" type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the following: <ul style="list-style-type: none"> • goals and policies/approaches of the General Plan • goals and polices of the applicable Character Area Plan • architectural character, including environmental response, design principles, site development character, and landscape character <input checked="" type="checkbox"/> Please review the applicable zoning district and/or overlay provisions for any findings, justifications, and/or explanations that are required to be met. Each finding, justification, and/or explanation shall be separately identified with a corresponding response in the application narrative. (PRD, PCD, PBD, PUD, etc) <input type="checkbox"/> In addition, the following applicable information shall be incorporated into the application narrative: <ul style="list-style-type: none"> <input type="checkbox"/> separate justification(s) for each requested modifications to regulations and standards, <input type="checkbox"/> bonus provisions and justifications, <input type="checkbox"/> methodology to address the City's Sensitive Design Principles, and applicable design guidelines pertaining to: architectural character, environmental response, site development character, and landscape character, and/or <input type="checkbox"/> Historic Property – existing or potential historic property. <ul style="list-style-type: none"> ○ (Describe how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan) 	

Planning and Development Services

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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>b. Legislative draft of the proposed development standards, or amended development standards (form provided)</p> <ul style="list-style-type: none"> • 8 ½" x 11" – 2 copies <p>(Must adhere to the Maricopa County Recorder requirements)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>c. Legislative draft of the list of Land Uses, if proposed (PBD, SC)</p> <ul style="list-style-type: none"> • 8 ½" x 11" – 2 copies <p>(Must adhere to the Maricopa County Recorder requirements)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>d. A dimensioned plan indicating the proposed boundaries of the application</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>e. Context Aerial with the proposed site improvements superimposed</p> <ul style="list-style-type: none"> • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p>_____ 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>f. Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 16 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>g. Subdivision Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 16 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>h. Open Space Plan (Site Plan Worksheet) (example provided)</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)

Planning and Development Services

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

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>i. Site Cross Sections</p> <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded • 11" x 17" 1 – copy, folded
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>j. Natural Area Open Space Plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>k. Topography and slope analysis plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded
<input type="checkbox"/>	<input type="checkbox"/>	<p>l. Phasing Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>m. Landscape Plan</p> <ul style="list-style-type: none"> • All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 24" x 36" – 2 copies, folded of • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>n. Hardscape Plan</p> <ul style="list-style-type: none"> • All plans shall be <u>black and white line drawings</u> • (a grayscale copy of the color Landscape Plan will not be accept.) • 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> • 11" x 17" – 1 copy
<input type="checkbox"/>	<input type="checkbox"/>	<p>o. Transitions Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>p. Parking Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy(quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)

Planning and Development Services

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

Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p>q. Parking Master Plan</p> <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>r. Pedestrian and Vehicular Circulation Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) • Digital – 1 copy (See Digital Submittal Plan Requirements)
<input type="checkbox"/>	<input type="checkbox"/>	<p>s. Elevations</p> <ul style="list-style-type: none"> • 24" x 36" – 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy, (quality suitable for reproduction) • 8 ½" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>t. Elevations Worksheet(s)</p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD) and Downtown when elevations are required to be submitted.</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • Digital – 1 copy (See Digital Submittal Plan Requirements)
<input type="checkbox"/>	<input type="checkbox"/>	<p>u. Perspectives</p> <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>v. Floor Plans</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>w. Floor Plan Worksheet(s)</p> <p>(Required for restaurants, bars or development containing there-of, and multi-family developments):</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" - 1 copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>x. Roof Plan Worksheet(s)</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded

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Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p>y. Electronic Massing Model:</p> <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) <p>Scaled model indicating building masses on the site plan and the mass of any building within:</p> <p>_____ 750 foot radius from site</p> <p>_____ Other: _____</p> <p>(The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>z. Solar Analysis</p> <p>The solar analysis shall be completed for twenty first day of March, June, September, and December at 6:00 a.m., 9:00 a.m., 12:00 p.m., 3:00 p.m. and 6:00 p.m.</p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD).</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>aa. Exterior Lighting Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>bb. Manufacturer Cut Sheets of All Proposed Lighting</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>cc. Cultural Improvement Program Plan</p> <p>_____ Conceptual design</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) <p>_____ Narrative explanation of the methodology to comply with the requirement/contribution.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>dd. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>ee. Master Thematic Architectural Character Plan</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>ff. Conceptual Signage Plan</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)

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Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p>gg. Other:</p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <ul style="list-style-type: none"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), folded <input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction) <input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements)
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<input type="checkbox"/>	<input type="checkbox"/>	<p>24. Development Plan Booklets</p> <ul style="list-style-type: none"> • 11" x 17" – 3 copies (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 (See Digital Submittal Plan Requirements) • 8 ½" x 11" – 3 copies on archival (acid free) paper: this is a delayed submittal that is to be made after the Planning Commission recommendation. <p>The Development Plan Booklets shall include the following:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Application Narrative <input type="checkbox"/> Legislative draft of the proposed development standards, or amended development standards <input type="checkbox"/> Legislative draft of the proposed List of Land Uses <input checked="" type="checkbox"/> A dimensioned plan indicating the proposed boundaries of the application <input type="checkbox"/> Context Aerial with the proposed Site Plan superimposed <input type="checkbox"/> Site Plan <input type="checkbox"/> Subdivision Plan <input type="checkbox"/> Open Space Plan <input type="checkbox"/> Phasing Plan <input type="checkbox"/> Landscape Plan <input type="checkbox"/> Hardscape Plan <input type="checkbox"/> Transitions Plan <input type="checkbox"/> Parking Plan <input type="checkbox"/> Pedestrian and Vehicular Circulation Plan <input type="checkbox"/> Conceptual Elevations <input type="checkbox"/> Conceptual Perspectives <input type="checkbox"/> Electronic Massing Model <input type="checkbox"/> Solar Analysis <input type="checkbox"/> Exterior Lighting Plan <input type="checkbox"/> Manufacturer Cut Sheets of All Proposed Lighting <input type="checkbox"/> Cultural Amenities Plan <input type="checkbox"/> Special Impacts Analysis (Lighting Program, Dust Control, Noise Analysis and Control) <input type="checkbox"/> Sensitive Design Concept Plan and Proposed Design Guidelines (architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <input type="checkbox"/> Master Thematic Architectural Character Plan <input type="checkbox"/> Conceptual Signage Plan <input type="checkbox"/> Other: <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <p>Color and black and white line drawings shall be provided in accordance with the individual plan requirements above.</p>
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Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p>25. Proposed Public Benefit Narrative, Plan, and Total Construction Cost Estimate for proposed development standard bonus(es)</p> <p>(PBD, Infill Incentive, or PCP rezoning applications that include the use bonus provisions. A professional consultant shall provide the Total Construction Cost Estimate)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>26. Drainage Report</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	<p>27. Master Drainage Plan</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>28. Preliminary Basis of Design Report for Water and Wastewater</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	<p>29. Preliminary Basis of Design Report for Wastewater</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	<p>30. Master Plan for Water</p> <p>Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	<p>31. Master Plan and Design Report for Wastewater</p> <p>Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Basis of Design Report for Water including full size plans/maps in pockets

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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>32. Transportation Impact & Mitigation Analysis (TIMA)</p> <p>Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <p><input type="checkbox"/> Category 1 Study</p> <p><input type="checkbox"/> Category 2 Study</p> <p><input type="checkbox"/> Category 3 Study</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis Water including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>33. Native Plant Submittal Requirements: (form provided)</p> <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded. <p>(Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)</p> <ul style="list-style-type: none"> • See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>34. Environmental Features Map</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>35. Other:</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>


PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>36. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>504 -PA-2016</u>.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>37. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.</p>

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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>38. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>39. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.</p>
<input checked="" type="checkbox"/>		<p>40. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Keith Niederer</u> Phone Number: <u>480-312-2953</u></p> <p>Coordinator email: <u>kniederer@scottsdaleaz.gov</u> Date: <u>6-28-2016</u></p> <p>Coordinator Signature: <u></u></p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application needs a: <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p>Required Notice</p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/bldgresources/forms.</p> <p>Planning, Neighborhood and Transportation Division One Stop Shop Planning, Neighborhood & Transportation Administrator 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p>

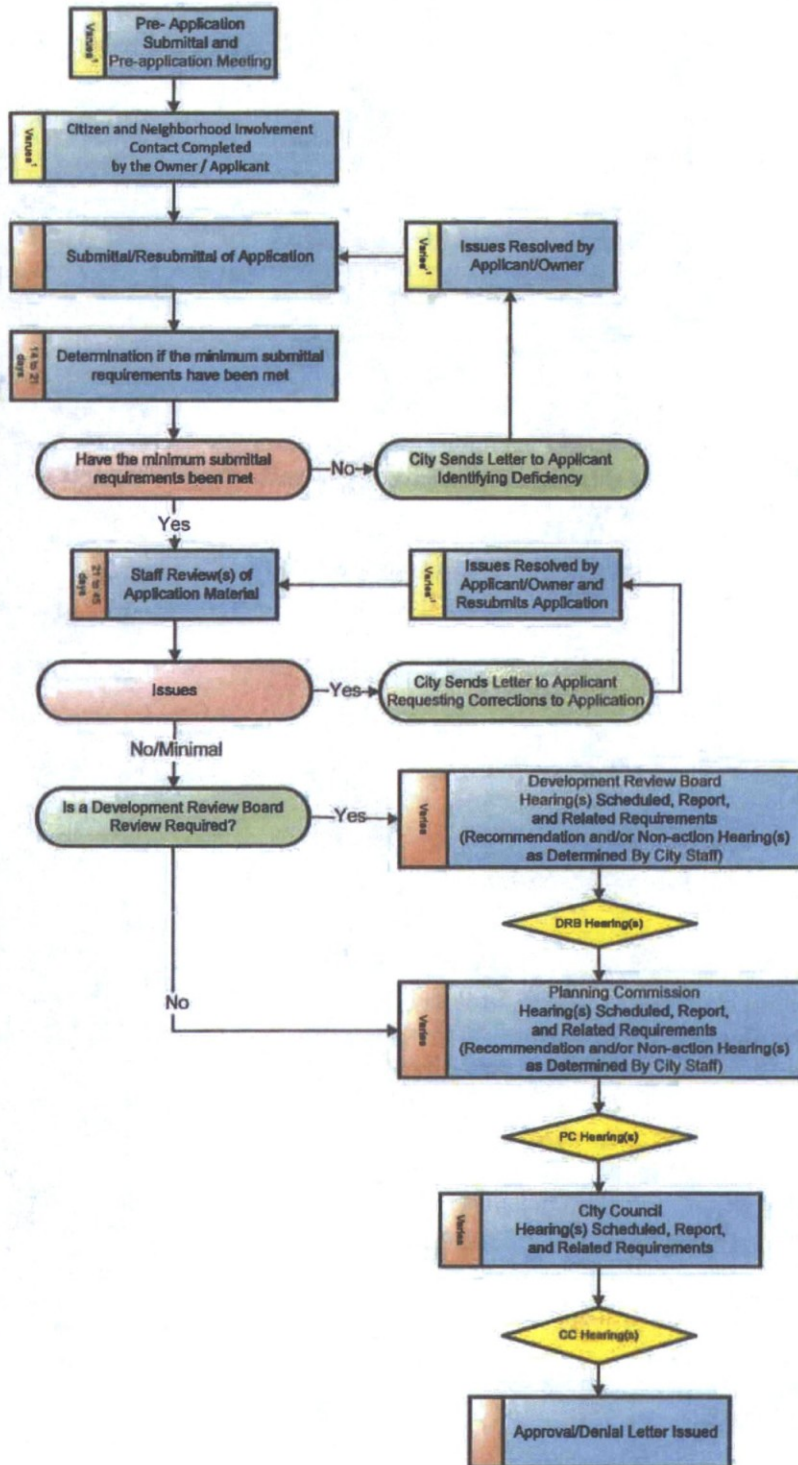
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Development Application Process

Abandonment (AB), Municipal Use Master Site Plan (UP),
Infill Incentive (II) & Zoning District Map Amendment (ZN)



Note:
1. Time period determined by owner/applicant.

Zoning Project Narrative

**118th Street & Jomax Road
25-ZN-2016**



Owner:
Toll Brothers

Prepared by:
Berry Riddell, LLC
John V. Berry, Esq.
Michele Hammond, Principal Planner
6750 E. Camelback Road, Suite 100
Scottsdale, AZ 85251

Revised March 15, 2017

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I. Purpose of Request

The request is for rezoning on an 80+/- acre site located at the northeast corner of 118th Street and Jomax Road (the "Property"). The Property is currently zoned a combination of R1-190 Environmentally Sensitive Lands Overlay ("ESL") and R1-130 ESL. The applicant is seeking a combination of R1-130 ESL, R1-70 ESL, and R1-43 ESL zoning. Lots adjacent to the Preserve are planned for R1-130 ESL and R1-70 ESL zoning. Proposed is a gated single-family residential community, with amended development standards, a total of 51 lots and an overall density of 0.64 dwelling units per acre ("du"). The site plan has been designed in an environmentally sensitive manner consistent with Environmentally Sensitive Lands Ordinance ("ESLO") requirements. Both the lot and street layouts have been planned to preserve natural features and vegetation on site as well as respect the existing terrain.

Location Map



About the Developer

Toll Brothers is a publicly owned, Fortune 1000 company that has been building luxury communities around the nation for almost 50 years. Toll Brothers' commitment to excellence is exemplified by being awarded the Lifestory Research 2015 America's Most Trusted Home Builder Award as well as the Best Model Home in 2015 from the National Home Builders Association. Toll Brothers has been active in building luxury homes in north Scottsdale. Projects include Talon Ranch, Turquesa, Saguaro Estates and Treviso.

II. History/Surrounding Context

The Property is in an area of single-family residential developments with a range of zoning designations from R1-18 to R1-190. State Trust Land is located at the southeast corner of the Property and the McDowell Sonoran Preserve adjoins the east boundary.

Property Context

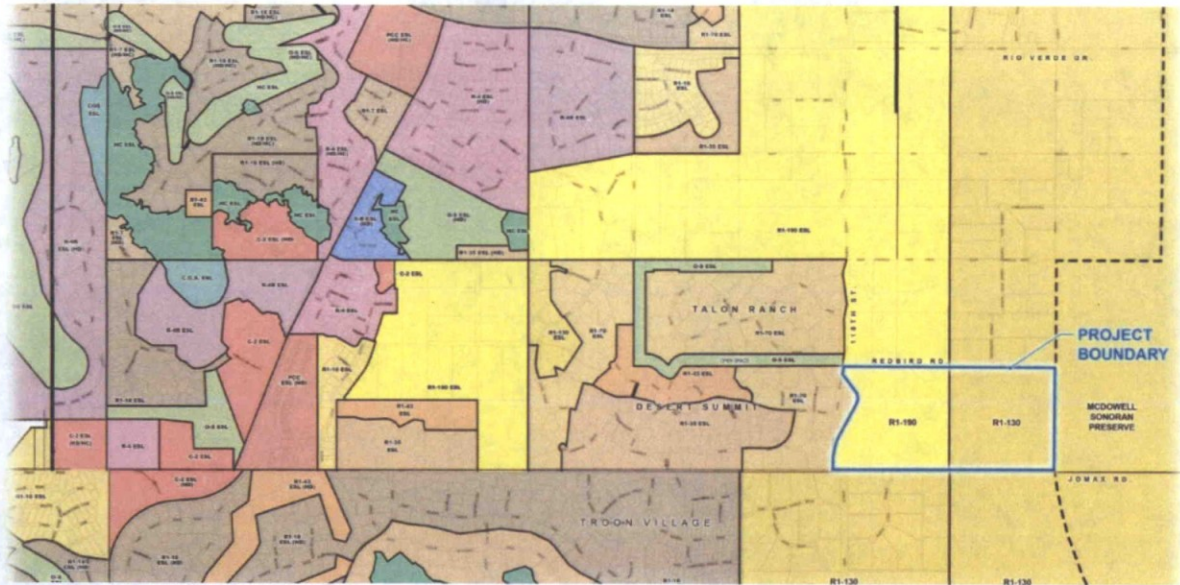


Toll Brothers 118TH & JOMAX Aerial Context Map

©2011 Kohn MTS 02.03.17 **andersonbaron**
plan · design · achieve
1000 AVENUE OF THE STARS
SUITE 1000
FARMINGTON, CT 06030
404.499.7400

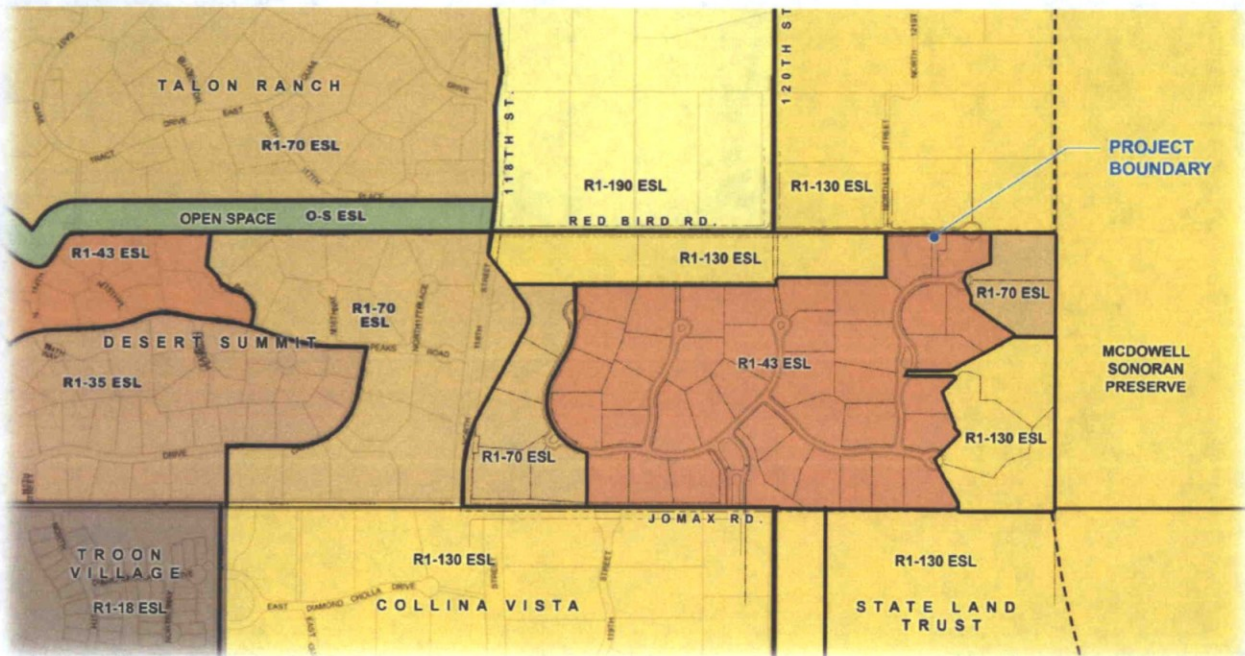
EXISTING ZONING

Existing zoning on the property is R1-130 ESL on the east half and R1-190 ESL on the west half.



PROPOSED ZONING

Zoning on the north and west sides of the property is proposed to match that of adjoining, existing residences. The applicant is seeking R1-130 ESL, R1-70 ESL and R1-43 ESL zoning. Lots adjacent to the Preserve are planned for R1-130 ESL and R1-70 ESL zoning. On the west, across 118th Street from Desert Summit, R1-70 ESL is proposed, identical to the zoning of existing residences on the west side of the street and wrapping the Jomax/118th Street intersection. Internal areas of the site are proposed at R1-43 ESL.



III. Conformance with General Plan Goals, Policies and Approaches

This request is in conformance with the 2001 Scottsdale General Plan. The Plan shows the property as being within the Rural Neighborhoods and Natural Area Open Space land use categories. The proposed development, at 0.64 units per acre, is within the density anticipated in the General Plan (up to 1.0 dwelling units per acre).

Existing General Plan Land Use Category



The Guiding Principles of 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

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 break down into goals and approaches established in each chapter, for the purpose of integrating the Guiding Principles into the planning process, and to determine if the City's Guiding Principles are being achieved in the context of general land use planning.

Following this section is a description of how this application and corresponding development of the Property satisfies and is emblematic of the Guiding Principles found within the City's General Plan.



A. Guiding Principle: Value Scottsdale's Unique Lifestyle & Character

The Character and Lifestyle Guiding Principle contains two elements, the Character and Design Element and the Land Use Element.

i. CHARACTER AND DESIGN ELEMENT

The Character and Design Element seeks to promote quality development and redevelopment that is sustainable and appropriate in striking a balance between natural desert settings, historically significant sites and structures and the surrounding area. This zoning request is consistent with the following goals and approaches contained within the Character and Design Element

(2001 General Plan Page 43):

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

Bullet 1: 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.***
- Consistently high community quality expectations.***
- Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.***

Bullet 2: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.

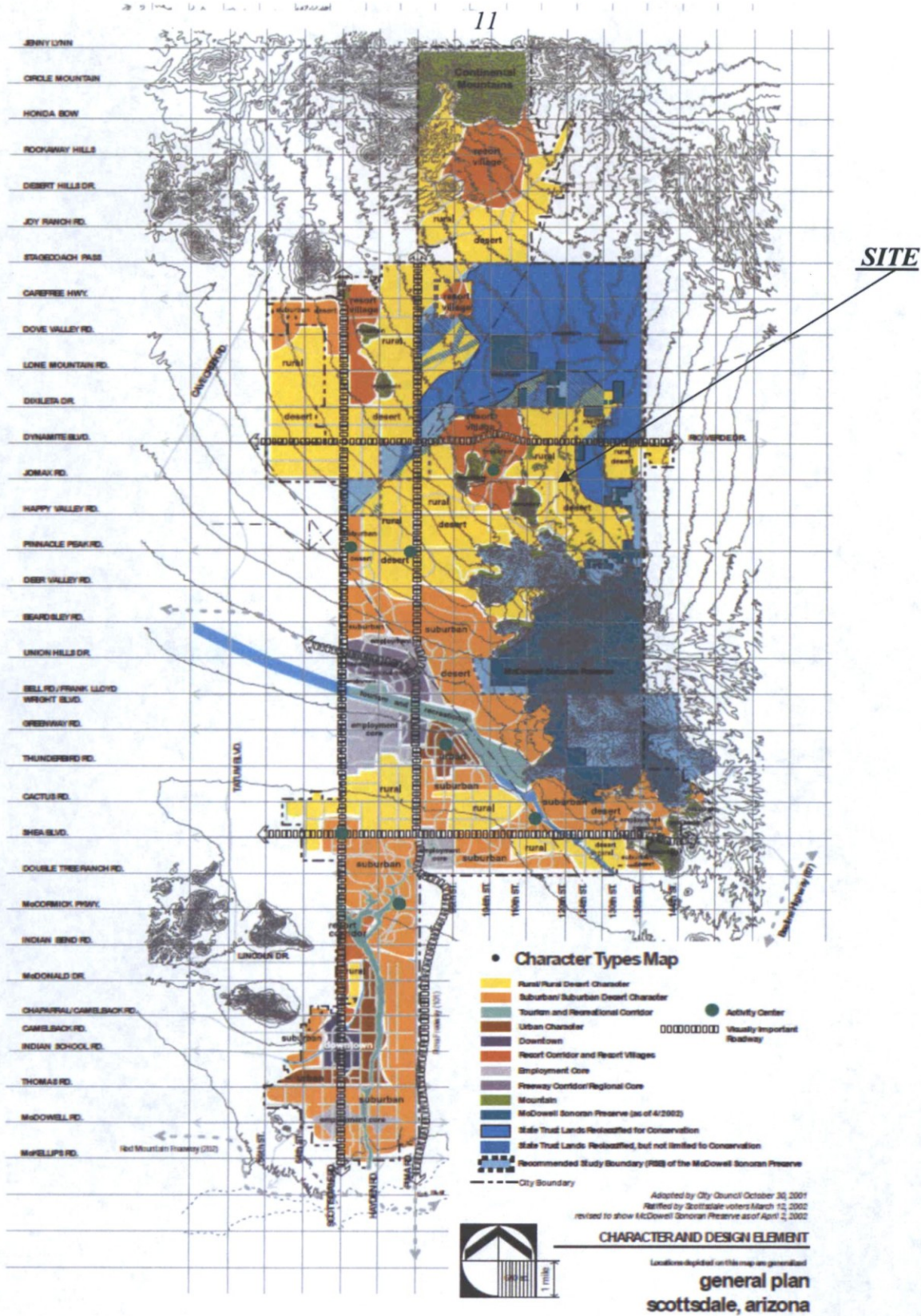
Bullet 3: Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.

Bullet 4: Ensure that all development is part of and contributes to the established or planned character of the area of a proposed location (i.e., Rural Desert Character Type)

Response: The Character Types Map of the General Plan designates the Property as a “Rural/Rural Desert” character type. The General Plan identifies the Rural Desert character type as containing relatively low-density residential neighborhoods including horse privileged neighborhoods and low-density resorts. These areas provide a rural lifestyle that includes preservation of the natural desert character while maintaining vista corridors and meaningful open space. The proposed large-lot residential community is a low-density residential neighborhood (0.64 dwelling units/acre). The General Plan character type description states that “desert vegetation is to be maintained in either common open space or on individual lots, with natural buffers on the perimeter of developments.” The proposed development provides buffers along perimeter streets and desert vegetation throughout, with Natural Area Open Space (“NAOS”) provided that exceeds the amount required.

Lot sizing, placement and orientation will be designed in a manner that respects the natural terrain and native plants. Additionally, the proposed development contributes to the Southwestern character of its surrounds through density, open space and environmental sensitivity enriching the lives of Scottsdale citizens promoting a safe, attractive, and context compatible development. Low-level lighting and low-scale building profiles nestled within an open space setting will minimize visual impacts to neighboring properties.

Character Areas are sets of neighborhoods that share the same overall character type and often have other unifying elements that distinguish the area. The subject Property is within the Dynamite Foothills Character Area (discussed in Section IV of this narrative).



SITE

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

Bullet 2: Recognize that Scottsdale's economic and environmental well-being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process.

Bullet 5: Promote development that respects and enhances 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.

Bullet 6: 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: The site plan and building design (residential lot layout and internal road design envisioned for the Property) will respect and enhance the unique climate, topography, vegetation and historical context of the local desert environment. The Toll Brothers' development will contribute towards sustaining Scottsdale's economic and environmental quality of life by representing the desert character and the developer's well-known high level of design quality associated with north Scottsdale.

This residential community will promote the Scottsdale Sensitive Design Principles. The applicant's approach to the proposed development is in harmony with the built environment and densities of the surrounding communities. Following are responses to Scottsdale's Sensitive Design Principles.

a. Scottsdale Sensitive Design Principles

The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

The Principles are based on the philosophy "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."

Source: <http://www.scottsdaleaz.gov/planning/citywide-policies/sensitive-design/sensitive-design-principles>

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

Response: The proposed lot layout is respectful of the natural topography, boulders and vegetation. The property was badly scarred by the Rio Fire and there are very few mature trees or masses of significant vegetation remaining. Building design will consider the distinctive qualities and character of the surrounding desert and development context and incorporate those qualities in its design. Building designs will achieve this in the following ways: desert contemporary architecture, low-scale structures (no more than 24 feet above natural grade), earth-tone paint and indigenous exterior accents in keeping with the ESLO and Scottsdale Sensitive Design Guidelines, shaded outdoor spaces, overhangs, recessed windows, building pads that integrate with the natural terrain, and preservation of view corridors and boulders.

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:*
- *Scenic views of the Sonoran desert and mountains*
 - *Archaeological and historical resources*

Response: There are no significant washes that traverse the Property. The east end of the property includes boulder features. Following fieldwork and consultation with City staff, the lot layout and NAOS areas have been revised to protect major boulder features. As a result, the major boulder features have been placed within easements as a means of protecting their current locations. Additionally, a single location on the site meets the ordinance requirements for a boulder preserve and has been designated on the boulder plan. Major vistas are of the McDowell Mountains, to the east. The goal will be to maintain the McDowell Mountains vista corridor, while preserving views of boulder features within the property and enhancing the views through revegetation of burned areas. Preservation of the vista corridor will comply with ESLO guidelines.

3. *Development should be sensitive to existing topography and landscaping.*

Response: The Property has relatively gentle terrain. The site design and home placement will respond to the terrain of the site by blending with the natural shape and texture of the land. The site plan/lot layout will comply with ESLO and reference the Implementation Guidelines of the Dynamite Foothills Character Area Plan

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

Response: The developer proposes to set aside Natural Area Open Space exceeding ESLO requirements. The development will preserve and restore natural habitats and ecological processes by revegetation of burn areas and by including native vegetation and desert appropriate plant materials throughout the development. The open space (both active and passive) will protect and enhance the existing wildlife habitat found in this area.

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

Response: Streetscapes will provide continuity through use of cohesive desert landscaping. Placement of residential lots and internal streets will complement the natural terrain. A scenic buffer of 35' (thirty-five feet) has been provided along Jomax Road and a scenic buffer of 30' (thirty feet) has been provided along 118th Street as shown on the Desert Scenic Buffer Exhibit.

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

Response: The project will result in construction of bicycle lanes along 118th Street. There is no transit service to the area. Walking and biking will be encouraged through both internal walking paths and connections to Preserve trails from Jomax. Public trail connections will be provided along Jomax Road and 118th Street for pedestrians, equestrians, and bicycles as required by the City, and shown on the submitted Trail Plan.

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

Response: Within the property, walking will be encouraged through provision of native vegetation such as mesquite or palo verde trees that can shade pathways and streets. Landscaping already on the site will be restored and enhanced.

8. *Buildings should be designed with a logical hierarchy of masses:*

Response: Homes will be designed with building massing and articulation that promote a logical hierarchy with respect to the surrounding context and scale and massing of the nearby homes, similar to the homes at the adjacent Talon Ranch (also by Toll Brothers).

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

Response: Homes will embrace the desert setting through the use of Sonoran Desert inspired building materials and architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated.

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

Response: Design strategies and building techniques which minimize environmental impact, reduce energy consumption, and endure over time, will be utilized including but not limited to, sustainable building materials and techniques, low-scale structures with overhangs, shaded outdoor spaces, indigenous exterior accents, recessed windows with low-e glass, low-flow plumbing fixtures and the integration of low-water use native vegetation.

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

Response: The character of the area will be enhanced through the careful selection of desert planting materials in terms of scale, density, and arrangement in conformance with the City's ESLO standards.

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

Response: The community will consist of predominately low-water use desert appropriate plant and hardscape material and preservation of native plant materials.

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

Response: Lighting will be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area consistent with the City's dark-skies policy. The selected lighting standards will be low-scale in terms of height.

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

Response: Community signage will be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

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

Bullet 3: Continue the process of identifying Scottsdale's historic, archeological, and cultural resources.

Bullet 10: Develop partnerships with groups such as the Scottsdale Historical Society, State Historic Preservation Office, and other local, regional, and national historic and archaeological boards and commissions in support of these goals.

Response: No historic, archaeological or cultural resources have been identified on the Property. The Property has been significantly degraded by the Rio Fire, jeep trails and past clearings and intrusions.

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

Bullet 5: Ensure compatibility with natural desert in Natural streetscape areas. Plant selection should be those that are native to the desert and densities of planting areas should be similar to natural conditions.

Bullet 16: Keep street lighting to a minimum in low-density areas, rural areas and areas near the McDowell Sonoran Preserve, and shield the light fixtures to maintain a dark sky.

Response: The General Plan Streetscapes Map designates "Natural Streetscapes" adjacent to the Property. Within this type of streetscape, plant selections should be those native to the desert and the density of planting areas should be similar to natural conditions. Landscaping along Jomax and 118th Street will meet these standards.

Jomax Road is a Desert Scenic Roadway (page 124 of the 2001 General Plan); and 118th Street is a Buffered Roadway (page 114). A scenic desert landscape buffer will be provided behind the right-of-way as a combination of a tract and an NAOS easement as shown on the Desert Scenic Buffer Exhibit. The required multi-use trail will meander responding to existing site topography within the right-of-way and tract as shown on the Desert Scenic Buffer Exhibit. Utilities will be underground and any required improvements will be designed to mitigate impacts on the desert, consistent with Scottsdale Sensitive Design Principles. There will be no perimeter development walls. The trail along Jomax will be designed as required by the City and shown on the submitted Trail Plan. Landscape character will be a combination of Preserved Natural and Revegetated types. (See also *Open Space and Recreation Element*).

Lighting along streets will meet City standards. The lighting of the development entry and any lighting within the development will be low-level and consistent with the City's "dark sky" guidelines.

Goal 6: Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial material landscaping that reinforce the character of the City.

Bullet 1: Require substantial landscaping be provided as part of new development or redevelopment.

Bullet 2: Maintain the landscape materials and patterns within a character area.

Bullet 3: Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.

Bullet 4: Discourage plant materials that contribute to airborne pollen.

Bullet 5: Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.

Bullet 6: Encourage the retention of mature landscape plan materials.

Response: The development proposal promotes a rich desert landscape palette as part of the overall site plan design to enhance the surrounding character, minimize building mass, and naturally integrate with adjacent properties. The applicant is committed to creating a uniquely designed environment that upholds superior architecture as well as distinctive landscaping. The vision for the Property is a contemporary Sonoran Desert residential community that celebrates the unique character and quality of the natural desert and the adjoining McDowell Sonoran Preserve. With all landscape design initiatives, sustainable practices such as water conservation and the protection/ relocation of mature plant material will be followed. Landscaping will be used to reduce the effects of heat and glare on buildings and pedestrian areas and enhance air quality. Plant materials that contribute towards airborne pollen will be strongly discouraged. Any significant mature landscape features (post-fire, not much, except for boulders) will be retained, as feasible.

Goal 7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.

Bullet 2: Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.

Bullet 3: Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.

Bullet 4: Discourage lighting that reduces viability of astronomical observation facilities within Arizona.

Bullet 5: Allow for lighting systems that support active pedestrian uses and contribute towards public safety.

Response: Lighting will be compatible with the existing surrounding residential development and will be designed in manner to minimize glare and lighting intrusion into adjacent residential properties and promote “dark skies” in keeping with the City’s polices. Lighting will not impact astronomical observation facilities within Arizona. Unique lighting standards will be selected to coincide with the high quality design of the overall project and will be low-scale in terms of height.

ii. LAND USE ELEMENT

The Land Use Element section of the Character and Lifestyle Guiding Principle embraces the concept that land uses should complement each other visually, aesthetically, socially, and economically, and should avoid conflicting, damaging or otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community. The Property is within the land use area designated "Rural Neighborhoods", which anticipates homes at a maximum of one unit per acre. Proposed density of the development is 0.64 units per acre. *See General Plan map on page 9.*

"RURAL NEIGHBORHOODS: This category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Native desert vegetation dominates many areas and special care is required to preserve the area's open desert character and environmental features. Much of the terrain includes gentle to moderate slopes and rolling ground, intersected by several washes. Grading often requires extra care in areas with moderate slopes. Clustering is encouraged to preserve desert vegetation, washes, and natural features."

2001 Scottsdale General Plan

This zoning request is consistent with the following goals and approaches contained within the Land Use Element:

2001 General Plan Page 65

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

Bullet 1: Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.

Response: The location of the Property and the neighborhood-sensitive development goals proposed for this community contribute towards an appropriate transition with respect to development pattern, intensity and character.

The surrounding mix of existing land uses in the immediate area includes zoning from R1-18 to R1-190. See the "Existing Zoning" map on page 5. Zoning proposed for the property (see also page 5) represents a compatible transition to the developments around it. The proposed zoning includes a combination of R1-130 ESL, R1-70 ESL and R1-43 ESL. A buffer of R1-130 ESL and R1-70 ESL lots is provided adjacent to the Preserve.

Primary Structure Setback Exhibits are provided with the 2nd submittal.

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

Response: The General Plan encourages a diversity of residential uses and supporting services that provide for the needs of the community and of the neighborhoods. Maintaining a citywide balance of land uses is an important planning goal that supports changes to meet the evolving needs of a

neighborhood. The proposed residential community will provide an array of context-sensitive housing options for the residents of North Scottsdale in a unique desert setting while providing abundant open space and preserving view corridors.

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

Bullet 6: *Provide an interconnected open space system that is accessible to the public, including pedestrian and equestrian links, recreation areas, and drainageways.*

Response: A rich mix of lifestyles that enhances the values that make each place unique is a core Scottsdale value. As such, the proposed development plan provides an environmentally sensitive residential opportunity for residents of Scottsdale who chose to purchase a home in this development. A trail will be provided along Jomax Road, with future linkages into the McDowell Sonoran Preserve through a gate on State Trust Lands. Bike lanes will be added to 118th Street connecting along Jomax into the Preserve and to the citywide bicycle facilities and trail systems.

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

Bullet 2: *Incorporate appropriate land use transitions to help integration into surrounding neighborhoods.*

Bullet 5: *Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.*

Response: As with all of Toll Brothers' developments, the site plan for the Property has been designed with careful consideration given to the natural terrain/washes, boulder features, native vegetation and vista corridors as well as to the existing built environment of single family residential to the north, west and southwest. Land use transitions will be provided as discussed on page 15 (Goal 3). The home sites have been masterfully integrated with the terrain to take advantage of views and to protect significant boulder features.

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

Bullet 3: *Promote development patterns and standards that are consistent with the surrounding uses and reinforced an area's character.*

Response: The proposed development is consistent with the surrounding uses and character. The developers have worked closely with the adjacent communities to earn their support and have made significant changes in response to community requests and concerns.

B. Guiding Principle: Support Economic Vitality

i. ECONOMIC VITALITY ELEMENT

The Economic Vitality Guiding Principle is intended to secure Scottsdale's future as a desirable place to live, work and visit based on the foundation of a dynamic, diversified and growing economic base that complements the community.

While highlighted in other elements of the General Plan (Housing and Neighborhoods), the Economic Vitality Element recognizes that variety and quality of housing is crucial to the stability of the local economy. Discussion specific to the importance of housing and neighborhoods as it relates to the overall of sustainability of Scottsdale's community is summarized in the following section.

Response: Toll Brothers is known for building high-quality homes in communities that are sustainable and designed to blend with their environments. The requested zoning will strengthen Scottsdale's economic base by providing a new opportunity for people to live in North Scottsdale.

C. Guiding Principle: Enhance Neighborhoods

i. COMMUNITY INVOLVEMENT ELEMENT

Public participation is a key component to the successful planning of new development within a community. Citizens and business owners are an important part of the public process, which is why Scottsdale requires a thorough outreach effort for any new development. The development team began outreach efforts earlier this year with surrounding property owners and the Arizona State Land Department. These outreach efforts and dialogue with the community will continue throughout the public process. In response to this outreach, the site plan and lotting arrangements have been modified considerably.

2001 General Plan Page 90

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

Bullet 1: Maximize opportunities for early notification of proposed projects, or project/issues under consideration using signs, information display boards, web postings, written correspondence, and other methods, as they become available.

Response: As mentioned above, outreach began early and has been ongoing (and will continue to be ongoing) throughout the entitlement process with the City. In addition to meetings with the Desert Summit HOA Board, the State Land Department, property owners to the north and other area stakeholders, a neighborhood meeting was held on October 17 at Talon Ranch. The site was posted and a mailing was sent to all property owners within 750 feet of the Property as well as other interested parties. A complete Citizen Outreach Report is provided with the application.

ii. HOUSING ELEMENT

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. The General Plan states "Our vision is to incrementally, but steadfastly expand housing opportunities for current and future citizens." Scottsdale encourages housing options that provide a wide range of opportunities for people living, working, and retiring in the community.

This zoning request is consistent with the following goals and approaches contained within the Housing Element:

2001 General Plan Page 98

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

Bullet 1: *Maintain Scottsdale's quality-driven development review standards for new housing development.*

Response: The proposed residences will be single-family for-sale homes with an estimated selling price of \$2.0 to \$2.5 million. This development will uphold North Scottsdale's quality standards and complement the existing upscale lifestyle and character. Architectural themes and design elements are in the early conceptual stage, but will include desert contemporary architecture and an emphasis on Southwest living with the implementation of context appropriate building elements, earth-tone palettes, indigenous materials, recessed windows, and desert shade trees. Design will be consistent with the Scottsdale Sensitive Design Principles.

iii. NEIGHBORHOOD ELEMENT

The Neighborhood Element of the General Plan focuses on Scottsdale's vision to preserve, reinforce, and where appropriate, revitalize the characteristics and stability of neighborhoods. This is accomplished by making sure that neighborhoods are in harmony with their existing character and defining features. Particular attention is paid to the unique character and special qualities of each individual neighborhood within the City.

The Neighborhood's Guiding Principle of the General Plan identifies several policies intended to ensure that Scottsdale is a desirable place to live, work and visit and, in conjunction with a stable economic base, the General Plan recognizes that neighborhood viability and sustainability is as equally important as a strong economic base.

This zoning request is consistent with the following goals and approaches contained within the Neighborhood Element:

2001 General Plan Page 105

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

Response: The proposed residential community will provide a safe and well-maintained environment for residents. A property owners association will be put in place to ensure long-term preservation of community quality and character, while preserving the Property's abundant open space and view corridors and promoting high desert living.

D. Guiding Principle: Preserve Meaningful Open Space

i. OPEN SPACE AND RECREATION ELEMENT

It has long been a priority of the City to conserve significant natural areas and open spaces for both recreational and preservation purposes.

The Open Space and Recreation guiding principle found within the General Plan specifically addresses the significance of the Scenic Corridors, natural and urban open spaces and recreational opportunities. A well-managed system that provides active and passive open space/recreational opportunities is considered an indispensable community feature, one that should be available to all ages on a year-round basis in the City of Scottsdale. Maintaining connected open space corridors such as vista corridors through the site and the Jomax Road Desert Scenic Roadway provides continuous visual linkages within and between local neighborhoods reinforcing the regional open space network.

This requested zoning is consistent with the following goals and approaches contained within the Open Space and Recreation Element:

General Plan Page 113

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

Bullet 1: Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access and preservation.

Bullet 2: Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.

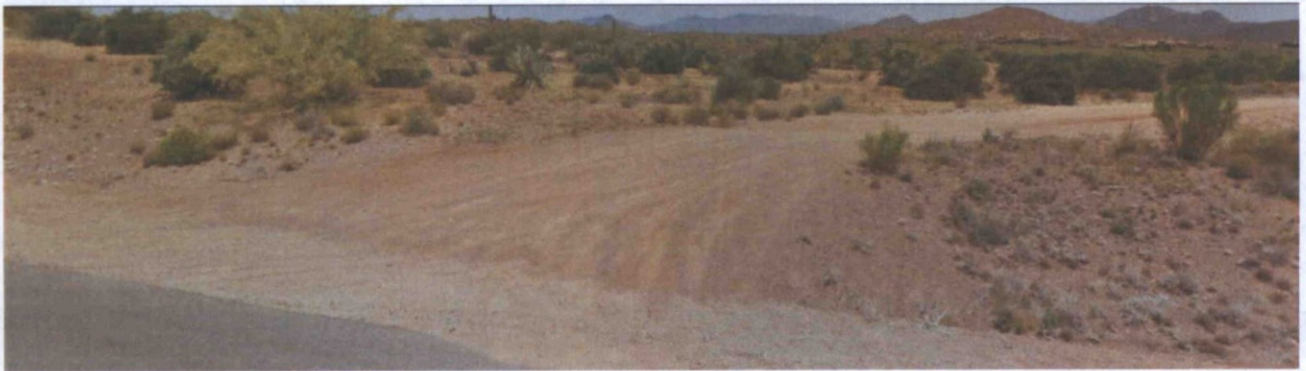
Bullet 15: Preserve scenic views and vistas of mountains, natural features, and rural landmarks

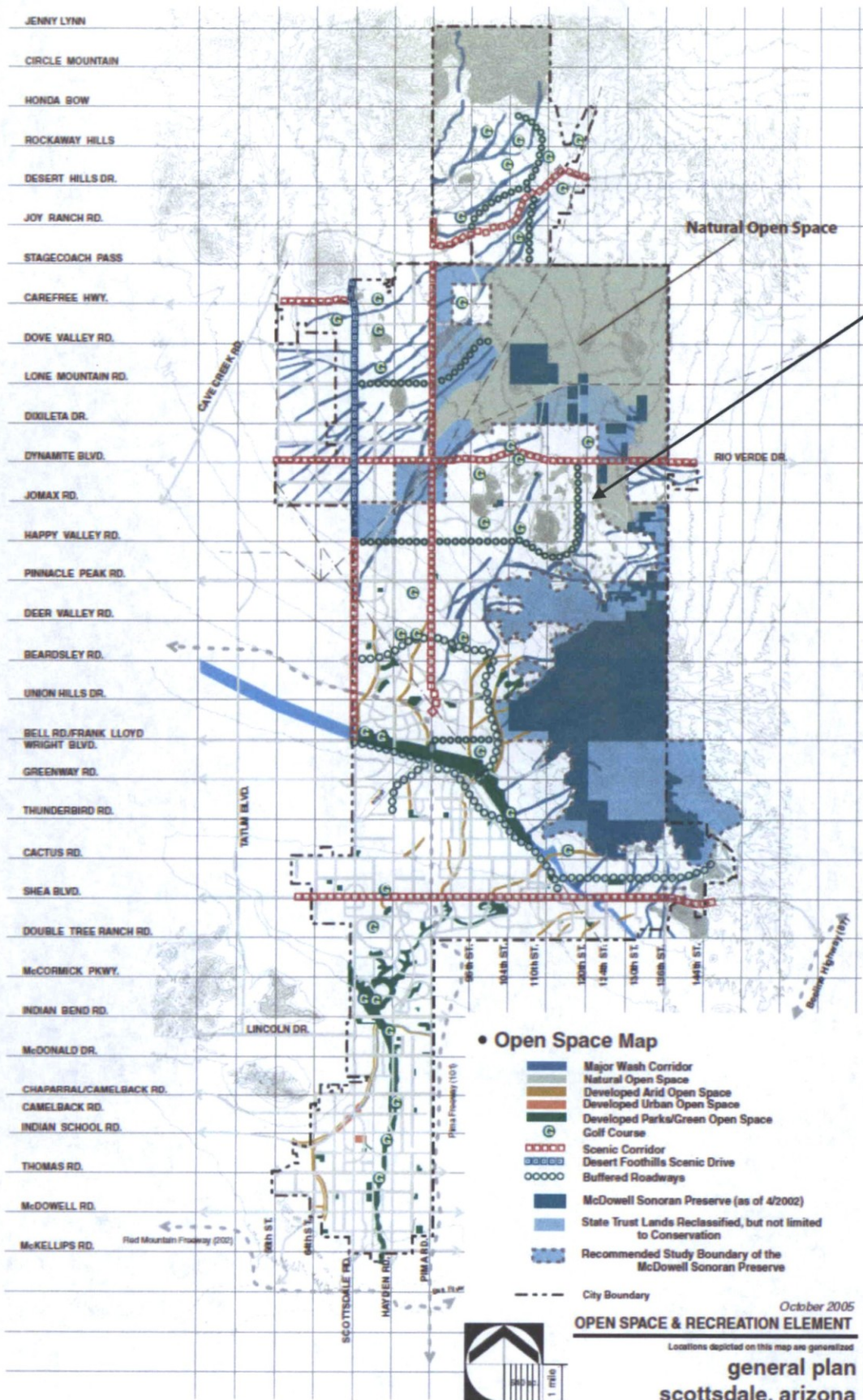
Bullet 16: Protect and use existing native plants, the design themes of character areas within which they are sited, and respond to local conditions in landscape designs.

Bullet 19: Consider Buffered Roadways to provide the streetscape with a unique image that should also reduce the impacts of a major street on adjacent parcels. This type of designation is primarily an aesthetic buffer.

Bullet 20: Apply a Desert Scenic Roadway designation along the one mile and a half mile streets within the Environmentally Sensitive Lands Ordinance (ESLO) district that are not classified as scenic Corridors or Buffered Roadways to maintain and enhance open space along roadways in ESL areas.

Response: The proposed development provides opportunities for passive and active outdoor recreational activities through the preservation of NAOS and provision of trail connections for bicyclists and hikers to the Preserve and to the City's trail and bicycle facility system. Overall almost 38% of the property will be preserved as open space and integrated into the residential community. This large amount of open space will have the additional benefit of preserving scenic views and mountain vistas that are well known in the area. Additionally, as with the building envelopes, local conditions (terrain and vegetation) will be respected and have been factored into the overall site design. Jomax Road is planned as a Desert Scenic Roadway and 118th Street as a Buffered Roadway. Both will meet all associated design standards and guidelines.





JENNY LYNN
 CIRCLE MOUNTAIN
 HONDA BOW
 ROCKAWAY HILLS
 DESERT HILLS DR.
 JOY RANCH RD.
 STAGECOACH PASS
 CAREFREE HWY.
 DOVE VALLEY RD.
 LONE MOUNTAIN RD.
 DIXILETA DR.
 DYNAMITE BLVD.
 JOMAX RD.
 HAPPY VALLEY RD.
 PINNACLE PEAK RD.
 DEER VALLEY RD.
 BEARDSLEY RD.
 UNION HILLS DR.
 BELL RD./FRANK LLOYD WRIGHT BLVD.
 GREENWAY RD.
 THUNDERBIRD RD.
 CACTUS RD.
 SHEA BLVD.
 DOUBLE TREE RANCH RD.
 Mc-CORMICK PKWY.
 INDIAN BEND RD.
 Mc-DONALD DR.
 CHAPARRAL/CAMELBACK RD.
 CAMELBACK RD.
 INDIAN SCHOOL RD.
 THOMAS RD.
 Mc-DOWELL RD.
 Mc-KELLIPS RD.



Site

II. 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 minimizing congestion and pollution, encouraging green building standards and environmentally sensitive design philosophies, and maintaining meaningful, connective open space. The overlying theme is to bring a close and supportive relationship between natural resources, environmental quality and the economy of the area.

This zoning request is consistent with the following goals and approaches contained within the Preservation and Environmental Planning Element:

General Plan Page 132

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

Bullet 4: Encourage developments to retain and integrate the desert ecosystem where appropriate.

Bullet 6: Preserve local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area's ecology.

Bullet 8: 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 Property, in the high desert of north Scottsdale, has relatively gentle terrain, with scenic boulder features, primarily in the east part of the site. Site design and building envelope placement will respond to the terrain and environmental features of the site. The proposed home sites are respectful of the terrain, boulders and vegetation. Building design will consider the distinctive qualities and character of the surrounding context and incorporate those qualities in its design.

Goal 4: Reduce energy consumption and promote energy conservation.

Response: Toll Brothers intends to promote sustainable building techniques and materials, provide both natural and man-made shading, promote opportunities for energy efficiency.

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

Bullet 1: Enhance, restore and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.

Bullet 2: Retain and preserve native plants to retain a Sonoran desert character.

-and-

Goal 10: Encourage environmentally sound "green building" alternatives that support sustainable desert living.

Bullet 3: Protect and enhance the natural elements of all development sites.

Bullet 5: Use low impact building materials.

Response: The development proposal promotes a rich desert landscape palette and preservation of existing native vegetation and boulders as part of the overall site plan design to enhance the surrounding character, minimize building mass, and integrate with adjacent properties. Toll Brothers is committed to creating a specially designed environment that has superior architecture as well as distinctive landscaping. The vision for the Property is a Southwestern residential community in a desert setting that celebrates the unique character and quality of the natural Sonoran Desert. With all landscape design initiatives, sustainable practices such as water conservation and the protection/ relocation of mature plant material will be followed.

Design strategies and building techniques, which reduce energy consumption and endure over time, will be utilized where feasible.

Homes will embrace the desert setting through the use of Sonoran Desert-inspired building materials and desert contemporary architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated, consistent with Scottsdale Sensitive Design Principles.

E. Guiding Principle: Seek Sustainability

The issue of sustainability is addressed within three Elements of the General Plan that include 1) cost of development; 2) growth areas; and 3) public services and facilities. This chapter and the discussion of “sustainability” (for the purposes of the General Plan discussion) relates more to effective management of Scottsdale’s finite and renewable environmental, economic, social, and technological resources to ensure that they serve future needs.

The City has long held the philosophy that new development should “pay for itself” and not burden existing residents and property owners with the provision of infrastructure and public services and facilities. Through the zoning process and development review process the City can evaluate appropriate dedications, development fees and infrastructure provisions.

Response: The developer will incur any, reasonable costs and fees associated with infrastructure requirements including the extension of 118th Street and providing opportunity for future connections to the State Trust Lands.

F. Guiding Principle: Enhance Transportation

i. COMMUNITY MOBILITY ELEMENT

This section of the General Plan addresses mobility choices to provide alternatives to the automobile and to increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community’s quality of life. In general, the Community Mobility Element relates to protecting the function and form of regional air and land corridors, protecting the physical integrity of regional 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

mobility, maintain Scottsdale's aesthetics, emphasize live, work and play opportunities, and to protect neighborhoods from the negative impact of regional and Citywide networks. Finally, the General Plan recognizes that there is diversity throughout neighborhoods and that each neighborhood may, in fact, have different mobility needs.

This zoning request is consistent with the following goals and approaches contained within the Community Mobility Element:

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

Response: Approval of this zoning request will result in the long-planned extension of 118th Street to Dynamite Road/Rio Verde Drive. This improvement is shown in Scottsdale's Transportation Master Plan and will provide an important access to the Jomax Road area.

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

Response: Streets and streetscapes bordering the Property will be designed to reflect Scottsdale's high aesthetic values. They create a first impression of the Property and must reflect the quality and care that are the hallmark of Toll Brothers' development ethos. Jomax Road and 118th Street will be designed to meet all criteria associated with their designation as Desert Scenic Roadway and Buffered Roadway. For lots with a double frontage condition along public streets, a tract will be provided behind the right-of-way, with a minimum depth of five feet.

IV. Dynamite Foothills Character Area Plan

The Property is within the Dynamite Foothills Character Area

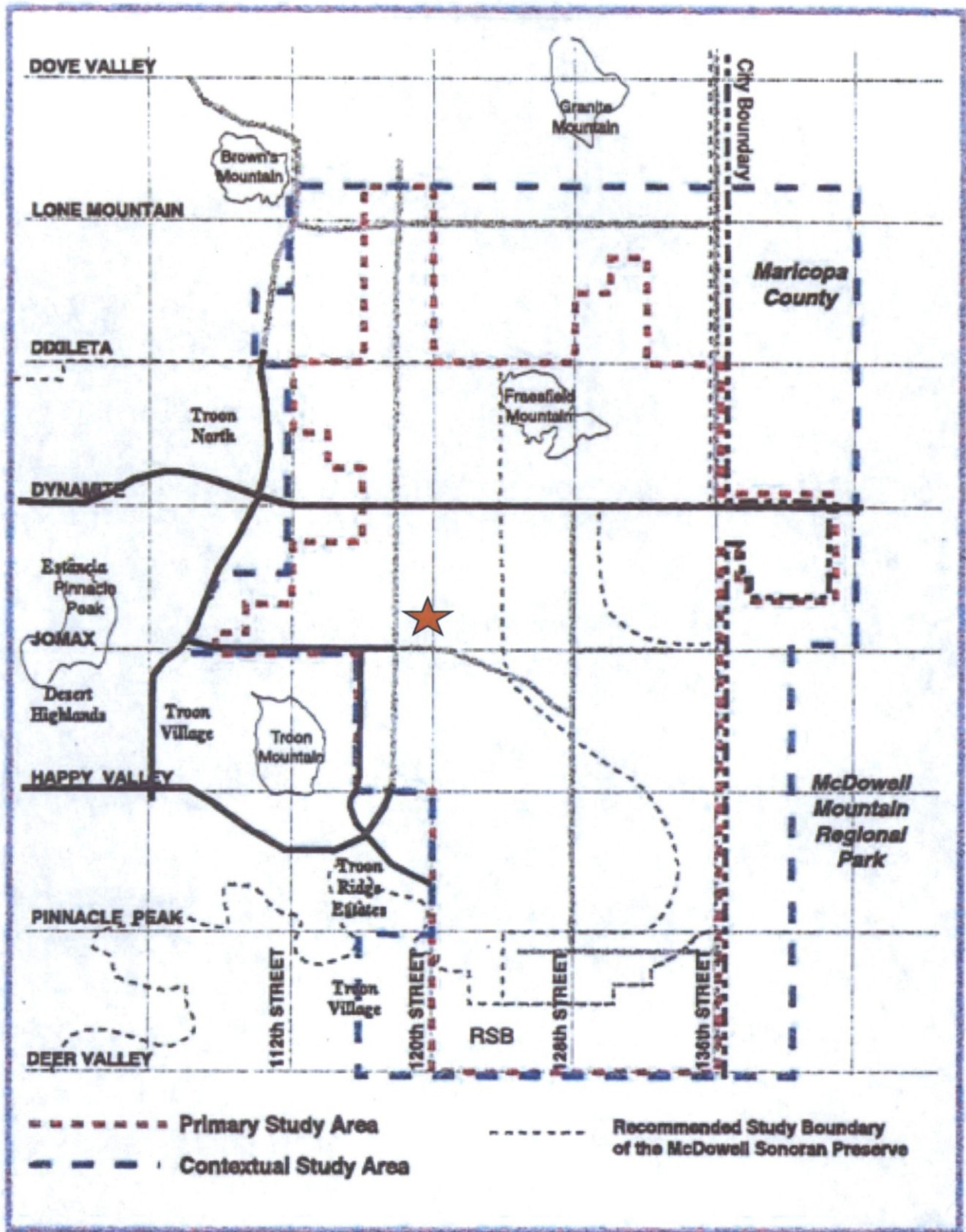
The Dynamite Foothills area is located in far northeast Scottsdale between the McDowell Mountains and the Lone Mountain Road alignment, and east of 112th Street to the City boundary at 136th Street.

RURAL DESERT CHARACTER

The vision for this area is that of a Rural Desert character. Key to achieving a Rural Desert character is the element of openness. Openness is not limited to open space although that is a large part of it. Rural Desert character relies on creating a feeling of openness through natural undisturbed desert, minimal impact of development, open view corridors, low building heights, and maintaining the natural desert vegetation which will shield visual obstructions.

Rural Desert areas in Arizona are typified by the dominance and continuity of the desert itself and a diversity of built structures and people's individual lifestyles.

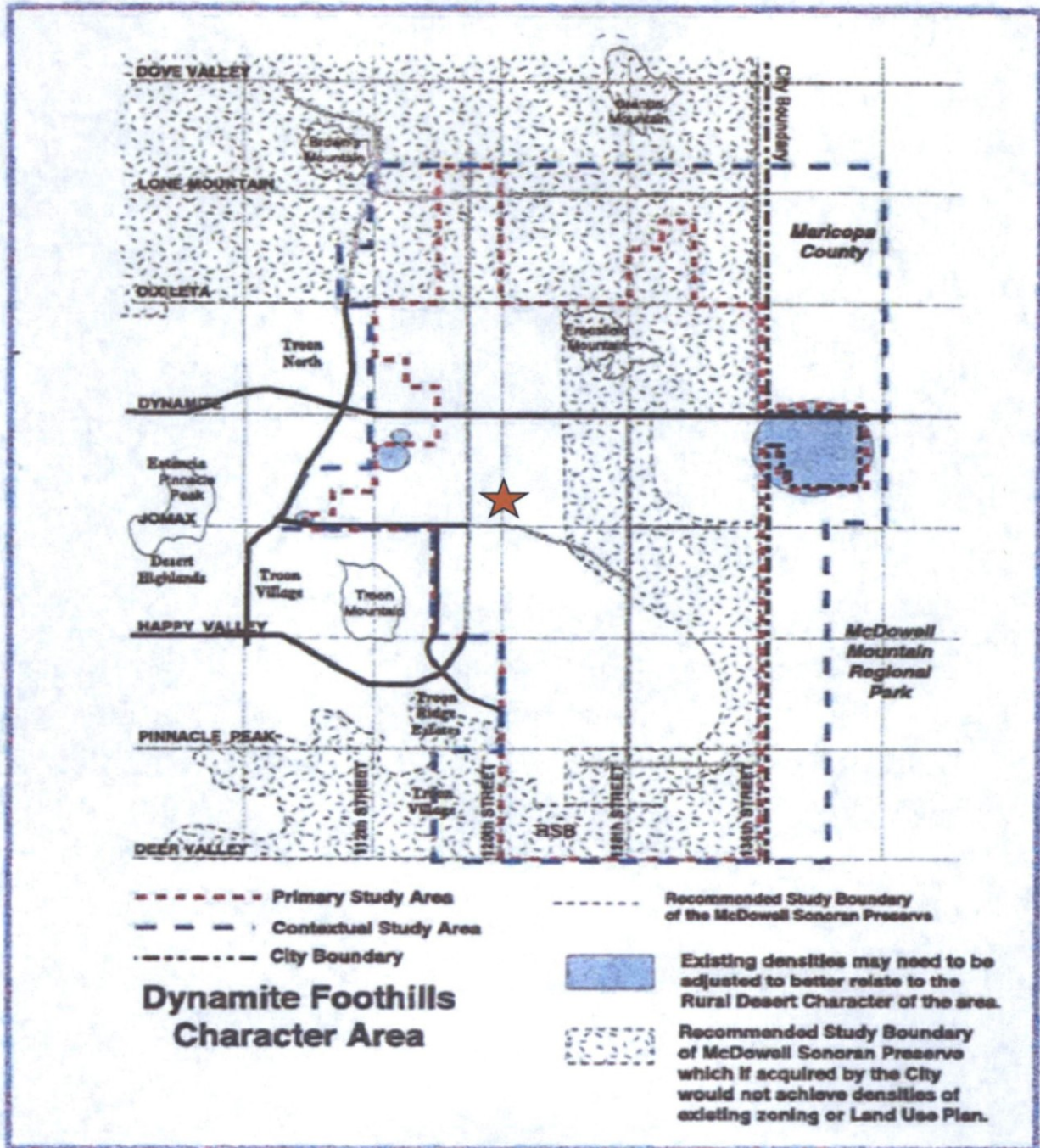
The Dynamite Foothills area with a Rural Desert character can act as a low density buffer from the more suburban type development found in nearby developments, to the sensitive desert environments to the south, east, and north that may be preserved. An important consideration when looking at development opportunities in the Dynamite Foothills area is flexibility. The needs of existing and future residents, land owners, and the community at large should be balanced



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

Strategy 1. Existing allowable densities (under current zoning and General Plan designations) are appropriate for all but a few areas on the fringes of the character area as identified on the map below.

Response: Allowable densities for Rural Neighborhoods, as specified in the General Plan, cannot exceed 1 unit per acre. Proposed density is 0.64 units per acre. Per this strategy, the proposed density is allowed.



Strategy 2. Use infrastructure to preserve the Rural Desert character.

Streets/Transportation Infrastructure

Street design must provide for the safe movement of vehicles, bicyclists and pedestrians and provide for adequate drainage as well as emergency and maintenance vehicle access. In general, design guidelines from the Environmentally Sensitive Lands Ordinance (ESLO) should be used to minimize impacts on the natural environment.

Bullet 1: The City may consider new standards which minimize street widths in residential areas as much as possible to protect important natural features, and enhance the rural look of the streets.

Bullet 3: Encourage street alignments that respond to the natural terrain where possible.

Bullet 4: Maintain the "dark skies" in the area by discouraging street lights on local and collector streets. Use street lights only where needed for safety at selected intersections.

Bullet 5: Allow the use of ribbon curbs on collector and residential streets where rolled or vertical curbs are not required for drainage mitigation

Bullet 7: Encourage a connected public trail system, separate from the streets, in lieu of concrete sidewalks where net residential density is low. Where appropriate, encourage the use of stabilized decomposed granite for sidewalks, consistent with city standards, where concrete sidewalks would otherwise be required.

Bullet 8: Provide links between these trails and the shared use trails shown in the Trails Plan of the Circulation Element.

Bullet 9: If sidewalks are built, they should be located away from, and separated by a vegetation buffer from the back of curb, when possible.

Bullet 10: Provide bike lanes on Dynamite Boulevard, 128th Street and 118th Street (per the Bicycle Facilities Plan of the Circulation Element and the Bicycle/Pedestrian Transportation Plan), using ESLO design guidelines. Promote the development of off-road shared-use trails for cyclists and pedestrians.

Bullet 11: Encourage and promote the use of appropriate colors and textures on all man-made elements to blend into the adjacent natural desert environment.

Response: The project will be developed using ESLO standards and the Scottsdale Sensitive Design Principles to minimize impact on the natural environment and to create homes that blend with their desert setting. With regard to the bullet points, the proposed development will:

- Minimize street width, where feasible, to protect boulder formations and enhance rural character.
- Street alignments will follow the natural terrain where possible, minimizing cuts and fills.
- Street lighting will be designed to City standards, maintaining a "dark sky" environment.

- Ribbon curbs will be used on streets within the community, except in cases where vertical curbs are required for drainage purposes.
- Public trails will be provided along 118th Street and Jomax Road, and connecting through State Trust Lands to Preserve trails (alignment TBD). The trails will be built to City standards using colors and materials that blend with the natural desert environment. *(See Trails Plan exhibit in the submittal)*
- Future trail connections to Preserve trails, through adjoining State Lands, will be accommodated.
- Sidewalks and/or trails, where feasible, may be separated from roadways by vegetation buffers.
- Bicycle lanes will be provided on 118th Street from Jomax to Dynamite Road, closing a major gap in the bicycle facilities system.
- Man-made elements within the community will use colors and textures that blend with the desert environment.

Strategy 3. Promote the use of site planning techniques which minimize the visual impact of development and promote a Rural Desert character.

Bullet 1: Encourage the use of vegetation screens, berming that fits the nature of the local terrain, rail fencing and the like, instead of solid walls.

Bullet 2: Encourage use of native or desert landscaping. Discourage turf in areas visible from surrounding properties or roadways.

Bullet 3: Discourage the use of perimeter walls.

Bullet 4: Where walls are used (yard enclosures) they should undulate with the natural terrain, use desert tone colors to blend into adjacent natural desert, should provide breaks or gaps for indigenous wildlife migration routes, and maintain open vista corridors.

Bullet 5: Use alternative development patterns which create a sense of openness and provide meaningful desert open space, such as: flag lots and/or shared driveways.

- ***Building envelopes to minimize disturbance of the natural site.***

Bullet 6: Designate grading/construction envelopes during the development of a site to protect the surrounding natural desert areas from construction encroachment.

Bullet 7: Encourage development proposals which exceed the existing natural area open space (NAOS) and design requirements of the ESLO.

Bullet 8: Promote the environment and the terrain in forming the building design and site layout. ESLO design guidelines are appropriate benchmarks.

Bullet 9: Promote building envelopes to minimize disturbance of the natural site, to create a sense of openness, and to provide meaningful open space.

Response: The proposed site plan is intended to minimize visual impacts of development and promote Rural Desert Character by:

- Encouraging use of walls on individual lots that reflect the natural terrain and maintain an open character, as feasible.
- No perimeter walls are planned.
- Within the community, walls built on individual lots will use desert colors and textures, be designed to protect vistas and wildlife corridors. Wall alignment is planned to follow site topography.
- Building envelopes will be used to minimize site disturbance and create a sense of openness.
- Grading/construction envelopes will be designated at the time of platting.
- NAOS will be provided that exceeds that required by ESLO.
- ESLO guidelines will be respected in home design.

Strategy 5. Use native vegetation in streetscapes. All hardscape should assume a rustic style appropriate to the area.

Response: Native vegetation will be used in streetscapes and throughout the community. Hardscape will be appropriate to the desert environment.

Strategy 7. Transition development adjacent to conservation areas or the McDowell Sonoran Preserve by using appropriate setbacks, building scale, building massing, and open space.

Response: Lots and grading/development envelopes along the east boundary of the property are proposed to transition into the McDowell Sonoran Preserve through NAOS that protects boulder formations and other open space, use of flag lots, appropriate building scale, massing and setbacks.

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

Strategy 4. Encourage property developers to provide meaningful open space following the guidelines of the Desert Preservation Task Force. For example, connect open spaces like wash corridors/floodplains, natural area open space (NAOS), conservation open space (COS), etc. (See meaningful open space definitions in Appendix D - Desert Preservation Task Force Strategic Plan and Standards report).

Response: Meaningful open space, per the Desert Preservation Task Force definition, will be provided, primarily on the east part of the property where it will be visible to the public from the Preserve.

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

Strategy 3. Use open space and conservation/preservation areas to preserve a Rural Desert character through the following methods:

Bullet 1: Provide visual open space amenities along and near streets and use natural open space between new developments and existing roadways to minimize the impact on existing views.

Bullet 2: Encourage the use of natural area open space in site planning and subdivision layout to ensure an overall openness to subdivisions, individual development, and the planning area.

Bullet 4: Sustain natural flora and fauna resources and systems through the provision of natural area open space.

Bullet 5: Encourage the integration of natural area open space throughout development projects and on the perimeter of projects to ensure open space connections and a feel of openness throughout the area.

Bullet 6: Encourage the location of natural area open space where it will be a visual, recreation, or character enhancing amenity for development projects and the planning area.

Bullet 9: Provide building setbacks which are not all in a straight line and avoid giving the image of being in a straight line along the edges of projects and open space buffers.

Bullet 14: Encourage open spaces throughout development projects and on the perimeter of projects where appropriate, to promote an open space transition from development to development, to ensure open space connections and a feel of openness throughout the area.

Response: Visual and natural area open space will dominate views of the community. Used along roadways and throughout the property landscaping and homes will be sited to maximize a sense of openness and minimize impacts on views. NAOS easements will be designated as part of lots within the development. Natural flora and fauna resources will be sustained, as feasible, although flora systems were badly degraded in the Rio Fire. Building envelopes have been designed to reflect the terrain of individual lots. The homes will not be on a straight line, but rather will create a more informal street view appropriate to the desert.

Strategy 4. ***Encourage open spaces throughout development projects and on the perimeter of projects where appropriate, to promote an open space transition from development to development, to ensure open space connections and a feel of openness throughout the area.***

Response: Open spaces on the perimeter and internal areas of the community will be designed as appropriate transitions to adjoining properties.

V. Dynamite Foothills Character Area Plan and Implementation Program: Design and Performance Guidelines

The Character Area Plan's design and performance guidelines focus is on Rural Desert character.

The key to achieving this character is the element of openness through:

- ***natural undisturbed desert***
- ***minimal impact of development***
- ***open view corridors***

- *low building heights*
- *maintaining the natural desert vegetation which will shield visual obstructions*

An important consideration when looking at development opportunities in the Dynamite Foothills area is flexibility. The needs of existing and future residents, recreational users, land owners, and the community at large should be balanced.

Response: The proposed community at 118th Street and Jomax Road supports the Implementation Program Design and Performance Guidelines in the following ways:

- I. Less than existing allowable General Plan densities.
2. Uses appropriate colors and textures on all man-made elements to blend into the adjacent natural desert environment.
3. Promotes the use of site planning techniques which minimize the visual impact of development and promote a Rural Desert character.
 - Will not have perimeter walls.
 - Uses alternative development patterns which create a sense of openness and provide meaningful desert open space, such as:
 - Flag lots and/or shared driveways.
 - Building envelopes to minimize disturbance of the natural site.
 - Cluster development where the topography will allow.
 - Designates grading/construction envelopes during the development of the site to protect the surrounding natural desert areas from construction encroachment, minimize disturbance of the natural site, create a sense of openness and provide meaningful open space .
 - Construction envelopes will be placed on least sensitive portions of site.
 - NAOS provided exceeds the existing natural area open space (NAOS) requirements of the ESLO.
 - Uses native vegetation in streetscapes. All hardscape will assume a rustic style appropriate to the area.
4. Provides meaningful open space with NAOS protecting boulder features adjacent to the Preserve.
5. Provides visual open space along and near streets; uses natural open space between new developments and existing roadways to minimize the impact on existing views.

6. Integrates natural area open space within lots throughout the development and on the project perimeter to ensure open space connections and a feel of openness.
7. Encourages the location of natural area open space where it will be a visual, character enhancing amenity for the development project and the planning area.
8. Provides building setbacks which are not all in a straight line and avoids giving the image of being in a straight line along the edges of projects and open space buffers.
9. Provides open visual corridors between homes to provide a gradual transition into the large open space.
10. The maximum building height will be 24 feet, in keeping with low-scale buildings common to rural areas.

VI. Environmentally Sensitive Lands Ordinance

Sec. 6.1011. - Purpose.

The purpose of the ESL District is to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands. Specifically, the ESL District is intended to:

- A. Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.***
- B. Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.***
- C. Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.***
- D. Minimize the costs of providing public services and facilities in ESL District areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.***
- E. Conserve the character of the natural desert. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL District areas.***

Response: The Environmentally Sensitive Lands Ordinance (ESLO) was established “to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands.” The proposed development upholds the ESLO in the following ways:

- Preservation of NAOS.
- Sensitive placement of internal roadways and other improvements to complement the natural landscape.
- Preservation of undisturbed native vegetation and revegetation of areas with ESLO desert plantings where disturbed by construction.
- Protection and preservation of significant topographic features, washes, large boulder outcroppings and vista corridors.
- Protection of wildlife habitats through preservation of natural washes and connective NAOS.
- Utilization of desert appropriate architecture and materials through the integration of deep overhangs, recessed windows, indigenous building materials, and context appropriate color palette, to name a few.

Sec. 6.1070 – Design Standards.

G. Site and Structure Development Design Standards.

1. Within the ESL:

- a. Mirrored surfaces or any treatments which change ordinary glass into a mirrored surface are prohibited.**

Response: Mirrored surfaces and exterior building treatments that have a mirrored reflective surface will be prohibited.

- b. Reflective building and roofing materials (other than windows) including materials with high gloss finishes and bright, untarnished copper, aluminum, galvanized steel or other metallic surfaces, shall be textured or have a matte or non-reflective surface treatment to reduce the reflection of sunlight onto other property.**

Response: Reflective building materials and roofing materials shall have a matte or non-reflective finish to reduce the reflection of sunlight.

- c. Materials used for exterior surfaces of all structures shall blend in color, hue, and tone with the surrounding natural desert setting to avoid high contrast.**

Response: Materials used for exterior surfaces will blend in color, hue and tone with the surrounding natural desert setting in keeping with the ESLO.

- d. Surface materials of walls, retaining walls or fences shall be similar to and compatible with those of the adjacent main buildings.*

Response: Surface materials of walls, retaining walls and fences shall be similar and compatible with those of the adjacent single-family homes.

- e. Development design and construction techniques should blend scale, form and visual character into the natural landform and minimize exposed scars.*

Response: Development design and construction techniques will blend in terms of scale, form and visual character to the natural surround landform.

- f. Exterior lighting should be low scale and directed downward, recessed or shielded so that the light source is not visible from residential development in the area or from a public viewpoint.*

Response: Exterior lighting will be low-scale and directed downward in conformance with the City's dark sky policies. Recessed and shielded light standards will be utilized throughout so that the light source and glare is not visible from surrounding properties.

- g. No paint colors shall be used within any landform that has a LRV greater than thirty-five (35) percent.*

Response: Exterior paint colors will conform the maximum 35% LRV standard.

- h. Exterior paint and material colors shall not exceed a value of six (6) and a chroma of six (6) as indicated in the Munsell Book of Color.*

Response: Exterior paint colors and materials will not exceed the value and chroma of 6 per the Munsell Book of Color.

- i. Plant materials that are not indigenous to the ESL area shall be limited to enclosed yard areas and non-indigenous plants that have the potential of exceeding twenty (20) feet in height are prohibited. A list of indigenous plants is available from the City. Outdoor community recreation facilities, including parks and golf courses shall be allowed turf as specified in Section 6.1070.G.1.j.*

Response: Plant materials that are not indigenous to the areas will be limited to enclosed yard areas and limited to no more than 20 feet in height. The developer will reference the list of indigenous plant available at the City.

- j. Turf shall be limited to enclosed areas not visible offsite from lower elevation. Outdoor recreation facilities, including parks and golf courses, shall be exempt from this standard.*

Response: Turf areas shall be limited to enclosed areas not visible to offsite properties.

- k. All equipment appurtenant to underground facilities, such as surface mounted utility transformers, pull boxes, pedestal cabinets, service terminals or other similar on-the-ground facilities, shall have an exterior treatment that has a LRV of less than thirty-five (35) percent or otherwise screened from view from the adjoining properties.*

Response: All mechanical equipment shall have an exterior treatment that complies with the maximum 35% LRV standard.

- l. It is the intent of this Ordinance to leave washes in place and in natural conditions where practical. When necessary, modifications to natural watercourses and all walls and fences crossing natural watercourses shall be designed in accordance with the standards and policies specified in Chapter 37 (Floodplain and Stormwater Regulation) of the Scottsdale Revised Code, and the Design Standards & Policies Manual. Requests to modify, redirect, or divert watercourses of fifty (50) cfs or greater flow in a one hundred-year event shall include the following:*
 - i. Justification for the request.*
 - ii. Plans showing:*
 - (1) That the application will result in an equal or enhanced quality of open space.*
 - (2) That any proposed wash modification will include restoration of the watercourse with vegetation of the same type and density removed for the modifications.*
 - (3) If a wash is being redirected or modified that it enters and exits the site at the historic locations, and that the result will not impact drainage considerations for adjacent properties.*
 - (4) If a wash is being diverted into a structural solution (e.g. underground pipe), that the change will not impact the drainage conditions on adjacent properties and will not reduce the integrity of any upstream or downstream corridor as meaningful open space.*

An application for the modification of a wash mentioned above, may be granted by the Zoning Administrator subject to approval of the design solution for the drainage facilities and subject to the finding that the purpose of this overlay district (Section 6.1011.) has been achieved. However, in no event shall the provisions of this section require greater area of NAOS dedication than currently required by Section 6.1060.A., B. and C. of this Ordinance.

Response: No significant washes (50+ cfs) are located on the Property.

VII. Native Plant Ordinance

Sec. 7.500. - Native Plant

Purpose. *These regulations are intended to establish procedures that insure the preservation of indigenous plant materials as specified below. These specified materials are found to enhance the City's physical and aesthetic character, contribute to the preservation of the fragile desert environment by preventing erosion and providing wildlife habitat, increase valuation of real property, and provide scenic opportunities unique to this region. Preservation of these specified plant materials is found to be a part of the General Plan and is found to be in the furtherance of the public health, safety and welfare.*

Sec. 7.503. - Criteria.

Protected native plants shall not be destroyed, mutilated, or removed from the premises, or relocated on the premises except in accordance with an approved native plant program required in conjunction with the issuance of a native plant permit. No native plant program shall be approved until it has been demonstrated that the following criteria have been met:

- (1) The density/intensity of development for the approved land use shall be an important element in the determination of the base requirements for plant retention and salvage. The proposed relocation program shall provide reasonable plant salvage, protection, and storage and shall insure consistency with existing neighborhood character.***

Response: Native plant protection and salvage was given special consideration as part of the site planning process for the proposed residential community. Toll Brothers has a high regard for the natural environment and preservation of native plants. The development of this property will provide meet this criterion.

- (2) The site plan shall be designed to protect and incorporate significant on-site natural amenities (i.e. aesthetic, unique, historic, etc.) and minimize the number of salvageable plants which need to be removed to allow reasonable construction on the site. These relationships shall promote and enhance the character of the native environment rather than contrast or domesticate it.***

Response: The site plan has been designed to protect and incorporate significant natural amenities and minimize the relocation of native plants to the extent possible. The relationship of the built environment to the natural environment will be embraced and celebrated.

- (3) A vegetation inventory and analysis shall provide a clear, comprehensive overview and listing of plant materials, their condition and physical relationships on-site so as to aid the site planning and determination of plant salvageability.***

Response: A native plant plan will be provided consistent with the City's requirements.

- (5) A conceptual analysis and design of the site revegetation and/or landscaping shall insure that the character of the project be consistent with the natural density, distribution, and maturity of vegetation on adjacent properties.***

Response: The site revegetation and new landscape palette will maintain the desert character of the area and complement the density, distribution and maturity of vegetation on adjacent properties to create a seamless transition to neighboring developments. Areas scarred by the Rio Fire will be revegetated.

- (6) The native plant program shall include a relocation program for excess salvageable plants.***

Response: A relocation program for excess salvageable plants will be provided if deemed necessary.

VIII. Design Standards & Policies Manual

Scottsdale has established a set of guidelines for the design of public and private projects within the city. These guidelines are contained within the Design Standards and Policy Manual, commonly known as the DS&PM. The DS&PM is made up of 12 chapters all dealing with various areas of public and private development issues and is intended to provide direction during final design and preparation of the construction documents for development within the City of Scottsdale.

Detailed design for the Property will take place following zoning approval. Design will conform to the standards and policies conveyed by the DS&PM, pursuant to following:

- Natural site features such as washes, boulder outcrops and native vegetation will be left in their natural state as much as possible. Improvements that are required to natural washes will complement their natural function and appearance.
- Concrete for exposed drainage structures, sidewalks, curbs, gutters and driveways will be integrally colored to match the surrounding environment.
- Roadway cross-sections will comply with ESL (Environmentally Sensitive Lands) standards as illustrated in the DS&PM.
- Only local native rock will be used if needed for erosion protection.
- Roadway and driveway alignments will be selected to minimize disruption to the natural topography and drainage patterns of the site. Where crossings are necessary, detailed analysis will be done to ensure that there are no adverse impacts downstream to flow patterns, flow rates, erosion and sediment transport.
- Cut & fill slopes will be graded to blend back into the natural terrain. Where retaining walls are required heights will be kept to a minimum and terracing will be incorporated to avoid “tall” wall impacts.
- Emergency access will meet or exceed Scottsdale Fire Department requirements.
- Gated entrances will comply with the standards of figure 2.1-3 of the DS&PM.
- Storm water storage basins and drainage channels will comply with DS&PM standards. In addition, they will be shaped to be “free-form” so as to blend into the natural desert surroundings. Landscape material will generally be native plants capable of surviving periodic inundation such as the species identified in section 2-1.903 of the DS&PM.
- To minimize impact, utility lines will be located in road and driveway corridors as much as possible. In cases where utility lines cannot follow a road or driveway corridor, they will be located in easements or separate tracts and where desert materials are damaged due to the installation, revegetation will be provided.

IX. Conclusion

This zoning request will result in numerous benefits to the community, which are summarized below:

- Single-family for-sale homes reflect the character and uses in the surrounding residential communities.
- Conforms to the General Plan.
- Density of 0.64 units/acre, less than permitted in the “Rural Neighborhoods” General Plan category.
- Consistent with the Dynamite Foothills Character Area Plan and Implementation Program
- Utilizes Scottsdale Sensitive Design Principles
- Homes will embrace their desert setting through the use of Sonoran Desert inspired building materials, desert contemporary architecture and native vegetation.
- Meets ESLO requirements
- Provides more NAOS than required in ESLO, integrated throughout the site. Approximately 40% of the Property is preserved as NAOS.
- Extends 118th Street to Dynamite, consistent with the Transportation Master Plan
- Provides trails on 118th Street and Jomax Road.
- A luxury residential community developed by Toll Brothers, a recognized leader in building quality communities.
- As of the submittal date, adjoining property owners are in support of the zoning request.

