

Case Research

CITY COUNCIL ACTION REPORT



TO: MAYOR AND CITY COUNCIL **DATE:** 9/20/94
FROM: PLANNING & COMMUNITY DEVELOPMENT
SUBJECT: CASE 43-ZN-94 & ORDINANCE NO. 2707
& 28-UP-94

AGENDA ITEM NO. *16*

DON HADDER

JOHN FAREMELLI

STAFF

REQUEST: Rezone from R1-7, R1-18, R1-43, R1-70 ESL (HD/HC) (All Single-Family Residential in the Environmentally Sensitive Lands/Hillside District/Hillside Conservation) to O.S. ESL (HD/HC) (Open Space/Hillside District/Hillside Conservation) on parcel GC2; for rezoning from R1-70 ESL (HD/HC) (Single-Family Residential in the Environmentally Sensitive Lands/Hillside District/Hillside Conservation) to R1-43 ESL (HD/HC) (Single-Family Residential in the Environmentally Sensitive Lands/Hillside District/Hillside Conservation) on Parcel G; for rezoning from R1-7 ESL/HD/HC (Single-Family Residential in the Environmentally Sensitive Lands/Hillside District/Hillside Conservation) to R1-18 ESL (HD/HC) (Single-Family Residential in the Environmentally Sensitive Lands/Hillside District/Hillside Conservation) on Parcel K; for rezoning from R1-70 ESL (HD/HC) (Single-Family Residential in the Environmentally Sensitive Lands/Hillside District/Hillside Conservation) to R-4R ESL (HD/HC) (Resort District in the Environmentally Sensitive Lands/Hillside District/Hillside Conservation) for Parcel V; all on a 212+ acre parcel, including a 134+ acre parcel for a golf course; and Use Permit approval for a golf course

LOCATION: The general vicinity of Dynamite Boulevard and 100th Street

APPLICANT: Ron Despain **OWNER:** PPVN Developments Limited Partnership
8711 E. Pinnacle Peak Rd 8711 E. Pinnacle Peak Rd.
Scottsdale, AZ Scottsdale, AZ

PLANNING COMMISSION RECOMMENDATION: APPROVE subject to the attached stipulations by a vote of 6-0 with Commissioner Simonson abstaining and ADOPT Ordinance No. 2707 affirming this case.

STAFF RECOMMENDATION: Per Planning Commission

CONCURRENCE: None required

PUBLIC COMMENT: No known opposition

ZONING HISTORY: The property was annexed as R1-190 in 1983. Beginning in 1984 a number of Master Planned concepts have been zoned for the site, with the most recent major update occurring with Case 28-ZN-90.

SITE DETAILS

USE: Single family, golf course

PARCEL SIZE: 800-900 acres net

DENSITY: 1.0 du/ac overall

GENERAL PLAN DISCUSSION:

The General Land Use Plan follows the current zoning layout of the plan. Although shifts in density will be occurring the overall density will remain unchanged. The expanded golf area will be most noticeable on the new north nine holes since the new south nine holes were shown previously as part of the "Estancia" project golf course. The general concept for the project remains essentially the same.

ACTION TAKEN

Approved 5/0

CITY COUNCIL ACTION REPORT

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Case 43-ZN-94 & 28-UP-94

PROJECT DISCUSSION:

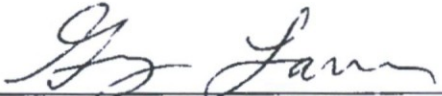
The request is to rezone portions of the Troon North development and refine the plan on other portions in order to accommodate the addition of about 11 new holes of golf within the development. Much of the project currently under development, including parcels D, V, I, H, F and E will not be affected by the proposal.

The expanded golf course will occupy roughly the same area that was previously shown as part of the "Estancia" project golf course south of Dynamite. A new group of nine holes will be located in the north central part of the development.

Minor increases in density will occur in parcels C, L, P and S. Somewhat more significant increases will occur in parcels A, B, G and K. The proposed development plan includes more specific buffering criteria in lot size and N.A.O.S. buffers on the east, north and west sides of the development.

COMMUNITY IMPACT:

The expanded golf course will be required to be part of the reuse system. The golf course will provide opportunities for public and resort play. No net increase in traffic or infrastructure impacts will result from the proposed changes. The overall amount of open space will increase.



Greg Larson, General Manager
Planning & Community Development



Richard A. Bowers
City Manager

- ATTACHMENTS:**
- A - Stipulations
 - #1 - Aerial
 - #2 - Zoning Map
 - #2A - Zoning Map
 - #3 - Development Plan & Open Space/Natural Areas Map
 - #4 - Ordinance No. 2707
 - Exhibit A#1 - Existing Zoning Map
 - Exhibit A#2 - Existing Zoning Map
 - Exhibit A#3 - Proposed Zoning Map
 - #5 - General Plan Map
 - #6 - Planning Commission Minutes 9/12/94

STIPULATIONS FOR CASES 45-Z-90 43-ZN-94

NOTE: CHANGES MADE AT PLANNING COMMISSION ARE NOTED IN BOLD, CAPS AND UNDERLINE

ZONING/DEVELOPMENT PLAN

1. Development shall be in **general** SUBSTANTIAL conformance with the submitted plan and development PROGRAM except as modified by the FOLLOWING stipulations. **ANY PROPOSED SIGNIFICANT CHANGE, AS DETERMINED BY THE PLANNING AND COMMUNITY DEVELOPMENT ADMINISTRATOR SHALL REQUIRE APPROVAL THROUGH A SUBSEQUENT PUBLIC HEARING.**

THE APPLICANT UNDERSTANDS AND AGREES THAT THE APPROVED DENSITY FOR EACH PARCEL IS SUBJECT TO DRAINAGE, TOPOGRAPHY, NAOS REQUIREMENTS AND OTHER SITE PLANNING CONCERNS WHICH WILL NEED TO BE RESOLVED AT THE TIME OF PRELIMINARY PLAT OR SITE PLAN APPROVAL. APPROPRIATE DESIGN SOLUTIONS TO THESE CONSTRAINTS MAY PRECLUDE ACHIEVEMENT OF THE PROPOSED UNITS OR DENSITY ON ANY OR ALL PARCELS.

2. The zoning districts, maximum land use intensities and dwelling and room totals shall be as shown on the following table except as modified below. the specific location and boundaries of each parcel shall be determined at the time of site plan approval for the parcel. The zoning for each parcel shall be adopted prior to the issuance of building permits on the parcel except for parcels V1, V2, either golf course, or any master planned community common facilities. With the action for adoption of each parcel the applicant shall submit a revised master development plan and land use data table indicating the final status of the parcel.

PARCEL	ZONING DISTRICT	APPROX. ACREAGE	DWELLING UNITS OR ROOMS	LAND USE INTENSITY PROPOSED
(1)	(2)	(3)	(4)	(5)
A	R1-35 HD/HC	158163	180113 DU	1.10-72 DU/AC
B	R1-43 HD/HC	180157	110100 DU	.70-56 DU/AC
C	R1-70 HD/HC	117 58	30 47 DU	.52-40 DU/AC
D	R1-18 HD/HC	207 <u>222</u>	411404 DU	<u>1.851-95</u> DU/AC
E	R1-18 HD/HC	118 <u>109</u>	128139 DU	<u>1.171-18</u> DU/AC
F	R1-18 HD/HC	121 <u>111</u>	194208 DU	<u>1.751-72</u> DU/AC
G	R1-43R1-70 HD/HC	86 82	55 42 DU	.67-49 DU/AC
H	R1-18 HD/HC	62	102 85 DU	<u>1.651-37</u> DU/AC
I	R-4 HD/HC	62 <u>65</u>	<u>189218</u> DU	<u>2.913-52</u> DU/AC
J	R-4 HD/HC	30 <u>39</u>	<u>107</u> 98 DU	<u>2.743-27</u> DU/AC
K	R1-7 HD/HC	51 16	24 68 DU	1.501-33 DU/AC
L	R1-18 HD/HC	62 87	120 84 DU	1.381-35 DU/AC
P	R1-35 HD/HC	40 28	27 35 DU	.96 -88 DU/AC
R	R1-43 HD/HC	3 <u>0</u>	<u>0</u> 2 DU	.67 DU/AC N/A
S	R1-7 HD/HC	57 50	107143 DU	<u>2.14</u> <u>2.742-50</u> DU/AC
<u>V1 U</u>	R1-70 HD/HC	10 <u>29</u>	<u>14</u> 5 DU	.48 DU/AC
<u>V2 U</u>	R1-70 HD/HC	19 <u>29</u>	<u>14</u> 9 DU	.48 DU/AC
V2	R-4RR1-7- HD/HC	31 <u>6931</u>	424144 DU	<u>6.144-65</u> DU/AC
AA	R1-18 HD/HC	232	432 DU	1.88 DU/AC
BB	R-4 HD/HC	74	271 DU	3.67 DU/AC
SUBTOTAL:		1,529 1,643	2,374 DU	1.45 DU/AC

PARCEL	ZONING DISTRICT	APPROX. ACREAGE	DWELLING UNITS OR ROOMS PROPOSED*	LAND USE INTENSITY PROPOSED
(1)	(2)	(3)	(4)	(5)
(V)	R-4R HD/HC	<u>346938</u>	585 280 RM <u>315</u>	<u>8.29</u> 8+48-8-24 RM/AC)
CC	R-4R HD/HC	74	525 RM	7.14
<u>RM/AC</u>				
SUBTOTAL:		108	1,100 805 RM	7.49 RM/AC
M	C-O HD	<u>510</u>		.20 F.A.R.
N	PCC HD	20		.25 F.A.R.
O	C-O HD	5		.25 F.A.R.
Q	S-R HD/HC	12		.25 F.A.R.
T	C-2 HD/HC	13		.20 F.A.R.
X	C-2 HD	20		.25 F.A.R.
Y	C-2 HD	12		.30 F.A.R.
SUBTOTAL:		92		
Z	OS HD	23		
PK/SC	OS HD/HC	37 <u>35</u>		
PK	OS HD/HC	185		
NGC	OS HD/HC	276-162 <u>5 299</u>		
SGC	OS HD/HC	155		
STREETS DEDICATED AS		52 <u>62</u>		
<u>OF APPLICATION SUBMITTAL</u>				
SUBTOTAL:		614.5		
TOTAL ACREAGE:		2,457.5		

* Adjustments to the proposed units allowed in column 4 and proposed density in column 5 may be approved by project coordination staff subject to the following conditions:

- a. The total dwelling units and resort rooms for the overall project are not increased;
- b. A specific site plan has been submitted and reviewed on-site verifying that the proposed change is environmentally sensitive and provides appropriate land use relationships;
- c. The maximum change for parcels A, B, C, G, U, R, and AA is less than 10% for other parcels is less than 20%;

- d. That the maximum densities of the underlying zone are not exceeded; and
- e. That the applicant submits a revised master development plan and land use table for approval.

Any other changes or appeals to staff decisions regarding proposed changes are subject to public hearing review and approval by the city council.

Note: The applicant understands and agrees that the approved density for each parcel is subject to drainage, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed units or density on any or all parcels.

- 3. The property development standards for the zoning districts shall be amended as submitted except as modified by the following stipulations:
 - a. The single family residential development standards shall apply to all R1 districts within the development plan.
 - b. The minimum lot size shall be 5,500 square feet and subject to the density limits of the parcel and the standards included in chart "A".
 - a. Detached guest houses shall not be permitted on lots less than 18,000 square feet in size.
 - b. If guest houses on a parcel are intended to have cooking facilities, the applicant shall submit for rezoning to R-2. The R1 development standards shall apply to R-2 lots. Both dwellings shall meet the required front, side and rear yard requirements.
 - e. The rear improvement setback where required shall be an average 12 feet with a minimum of 7 feet.
 - f. Side yard setback "variances" as described shall be subject to recordation of the adjusted side yard dimensions on all affected lots and submittal reflecting such recordation to the subdivision file of the City of Scottsdale. Project Review staff approval shall be required prior to recordation.
 - g. Note that the Project Review/Coordination Staff interprets all three-dimensional structures with any form of top covering; i.e. roof, lattice, tent, awning, etc.; as being a building.
 - h. The parking standards of article IX shall apply.

- i. The applicant shall submit revised sketches for the development standards for each unit type which is an accurate, uniformly scaled depiction of typical standard key, through, corner, flag and cul-de-sac lots.
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- ~~4. Within the 3-acre minimum lot size area shown on the submitted development plan, the improvement envelope shall be set back an average of 80 feet from the project perimeter. An 80-foot minimum improvement envelope setback shall be provided along the project perimeter on parcels A, B, G and H where the parcels are adjacent to R1-190, R1-130, R1-70, R1-43, or R1-35 zoning.~~
 - 5.4. The site plan for the commercial, resort and office sites shall be approved through the public hearing process. The museum site shall obtain use permit approval through the public hearing process. The use permit application shall include ownership, use and role of the City in the operation (if any). Note - completed as a condition of sale.
 - 6.5. The Vista Corridor Washes shall be maintained by a homeowners association. Proof that such an association has been established shall be required prior to issuance of any single family building permits on any plat adjacent to a Vista Corridor.
 - 7.6. On November 17, 1983 and November 21, 1985 the Development Review Board recommended approval of an adjustment to the "no-development line" subject to the attached stipulations (Exhibit A).
 - 8.7. The no-development line is conceptual only and all adjustments are to be contingent on Development Review Board approval of site plan for each parcel prior to its submittal for preliminary plat review. The applicant shall deliver a deed of dedication or a non-development scenic easement for the property within the Hillside Conservation (HC) area on that parcel prior to issuance of any building permits on that parcel.
 - 9.8. At the time of zoning adoption, any property above the adjusted no-development line, as approved by the Development Review Board, shall be adopted as HC (Hillside Conservation). The zoning for properties below the adjusted no-development line shall be adopted in accordance with the approved development plan at the time more specific information can be provided, as each parcel comes through for site plan development review approval.
 - 10.9. The construction of each golf course may begin prior to the start of either resort subject to the following:

- A. ~~The north resort site shall begin construction within five years of the date of council approval of case 28-Z-89 and shall proceed to completion in a diligent manner. If construction has not commenced on the north resort within the specific time frame the north resort site shall be deeded to the city for development of a resort hotel.~~ A minimum of fifty percent (50%) of total play time on the north golf course shall be reserved for the north resort site **AND/OR FOR PUBLIC PLAY**. At least fifty percent (50%) of the total play time on the north golf course shall be available for general public play until such time as the north resort construction has begun. Resort construction shall be defined as construction on at least ten percent of the ultimate planned resort rooms, casitas, villas or similar type unit.
- B. The south resort site shall begin construction within ten years of the date of council approval of case 28-Z-89 and shall proceed to completion in a diligent manner. If construction has not commenced on the south resort within the specific time frame the south resort site shall be deeded to the city for development of a resort hotel. A minimum of fifty percent (50%) of total play time on the south golf course shall be reserved for the south resort site. At least fifty percent (50%) of the total play time on the south golf course shall be available for general public play until such time as the south resort construction has begun.

- 11-10 Lot lines on a recorded plat may extend into the HC area. If development standards require minimum lot sizes, property beyond the no-development line shall not be included in the required area of any Hillside development parcel.
- 12-11 Density will be based on the gross development area of each parcel. Future determination of the "no-development line" will not affect the total number of units approved for each parcel or the project as a whole, but may require adjustments to the approved zoning on some parcels.
- 13-12 The applicant understands and acknowledges that the natural area open space requirements within developable areas are in addition to any area designated Hillside Conservation (HC).
- 14-13 Golf course development shall be in substantial general conformance with the site plan submitted as part of this application. Lighting of the driving range(s) shall be prohibited. The location of the half-way house and maintenance facilities shall be determined at the time of development review. The golf course site plan and the exterior design of the clubhouse, maintenance facilities, and other related facilities, including the color and physical character of the facilities, shall be subject to Development Review Board approval. The Development Review Board shall pay particular attention to the following:

- a. A detailed study showing the peak day and average day water demand, and area in turf, revegetated and natural desert
- b. Design and layout of the parking lot for the golf course clubhouse to ensure minimal cuts and fills and a design which compliments the natural topography of the site
- c. Cart path locations and street crossings
- d. Proposed lighting
- e. Driving ranges
- f. Public address systems to insure minimal noise pollution

~~15-- All-improvement-plans-for-common-open-space-or-common-service-amenities-and buildings, including the landscape buffers on public and/or private property (back-of-curb-to-right-of-way-or-access-easement-line-included), major drainage ways, wall designs, etc., shall be approved by the Development-Review-Board.~~

15-14 The following improvements shall be reduced by the Development Review Board:

- a. a plan indicates the treatment of washes, and wash crossings
- b. wall design
- c. scenic corridors, buffered parkways
- d. improvement plans for common open space, common buildings and/or walls, and amenities such as: ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included)
- e. major stormwater management systems
- f. Vista Corridor Watercourses: All watercourses with a 100 year flow of 750 cfs or greater
- g. Alterations to Natural Watercourses
- h. Walls adjacent to Vista Corridors and NAOS tracts and corridors
- i. Signage
- j. Environmental Master Plans

16-15 A Scenic Corridor easement shall be provided along both sides of Dynamite Boulevard, with an average width of 50 feet and a minimum width of 40 feet adjacent to single-family uses, and an average width of 100 feet and a minimum width of 80 feet adjacent to all other uses. The Scenic Corridor is to be maintained as undisturbed natural area. The Scenic Corridor width is to be measured starting at the road right-of-way. The width of the Scenic Corridor may be adjusted by the Development Review Board if protection of significant natural features can be better achieved.

- 17-16 Dedication of the park sites shall occur prior to Development Review Board or preliminary plat approval of any abutting parcel (I, J, Q, R, AA, and Z). Prior to dedication the master site plans for the park shall be reviewed and approved by the Parks Commission, Planning Commission and City Council. Dedication of the community park/school site shall occur within six months of city approval of the drainage solution for the park site. Dedication of the Pinnacle Peak Mountain Park site shall occur prior to January 1, 1992. The applicant shall contribute \$200,000 toward the initial improvement of the community park site within 12 months of the dedication of the community park. In lieu of the contribution or agreement with the city, the applicant may provide on-site improvements (such as rough grading and native plant relocation) subject to an agreement approved by the parks commission and city council. The contribution shall be provided prior to the development of any parcel adjacent to either park site. The applicant shall provide all necessary off-site facilities.
- 18-17 A 40 feet average/30 feet minimum width natural area buffer shall be provided along Alma School Parkway south of Dynamite.
- 19-18 The maximum floor area of any single retail use on parcels T and Y shall be 15,000 net square feet.
- 20-19 Prior to the issuance of any construction permits on parcels AA, BB, or Y the applicant shall submit verification to the city that a non-profit organization has been established and funded which will own, finance, design, build and ultimately operate the desert museum use identified for parcel Z. It is understood that the city shall assume no responsibility for the development or operations of the facility, unless otherwise determined by the City Council.
- 21-20 The city shall not be responsible for providing any fencing or walls in order to provide security and site identification for the park perimeters for adjacent development. The Development Review or preliminary plat plans for any adjacent parcel shall include the design, location and specifications for devices which shall clearly delineate the common boundary with the park.
- 22-21 Building designs should include wherever possible the following materials or features: Heavily textured surfaces, muted earth tones, deep overhangs and recessed windows and entries, low sloping or parapet roof lines, stepped and multi-faceted building forms, and softened building edges.
- 23-22 The equestrian center on the isolated segment of Parcel "CC" can be used only for guests of the main resort use on Parcel "CC".

23. ADOPTION OF THE ZONING SHALL OCCUR ON INDIVIDUAL PARCELS AS EACH PARCEL IS APPROVED FOR DEVELOPMENT AND PRIOR TO ISSUANCE OF PERMITS. A LEGAL DESCRIPTION OF EACH PARCEL SHALL BE PROVIDED PRIOR TO ZONING ADOPTION.

MASTER PLANS

1. Prior to any zoning map adoption, application for Development Review Board approval, or application for preliminary plat approval for parcels "A" through "V" except V1, V2 or U, the applicant shall submit the following Amended Master Plans and Studies: A, C and E; and for Parcels "Z" through "CC" the applicant shall submit all of the following:
 - A. Provide and secure staff approval of the following amended master plans and reports covering the entire phase of the development proposal:
 1. Master drainage plan and report (see Schedule A)
 2. Master water plan and report (see Schedule B)
 3. Master wastewater plan and report (see Schedule C)
 4. Master circulation plan (see Schedule D)
 5. Master environmental design concept plan (see Schedule F)
 6. Master grading plan and report (see Schedule G)
 - B. Enter into an agreement with the City for participation in development of a regional wastewater reclamation facility as proposed in the city's approved Wastewater Collection-water Reclamation Master Plan pursuant to agreement No. 880090 (May 15, 1989).
 - C. Provide a summary report indicating the proposed phasing of development and the on-site and off-site improvements required for each phase as indicated by the above master plans.
 - D. Dedicate the required right-of-way as shown in Schedules J and K.
 - E. Submit a revised plan of development which reflects the stipulations of approval.

HILLSIDE/ENVIRONMENT

- 1.-- All washes with a 100-year flow of 750 cfs or greater shall be designated as Vista Corridors and preserved in a natural state as determined by the Development Review Board. A scenic easement with an average width of 100 feet shall be provided along these washes concurrent with any other easements. The scenic easement shall include the washes, major vegetation, and low-flow channels. If there are areas within these washes which are disturbed by development proposed by this case, the wash areas shall be restored as closely as possible to their natural, pre-development state. The location and treatment of the Vista Corridor shall be approved prior to site plan or preliminary plat approval on the adjacent parcels.
- 2.-- Any proposed alteration to the natural state of washes with a 100-year flow of 50 cfs or greater or proposed improvements within these washes shall be subject to Project Review staff approval.
- 3.-- The design and construction of walls, as defined in Section 3.100 of the Zoning Ordinance, along the Vista Corridor wash shall comply with the following standards:
 - A.-- The location of the top of the bank of the wash shall be determined jointly by the developer and Project Review staff and staked by the developer.
 - B.-- The Natural Area/Vista Corridor easements of the wash shall be continuous up the bank to the approved corridor alignment.
 - C.-- Walls shall be located only within approved building envelopes.
 - D.-- Walls shall be set back 4' from the approved alignment for every 1' of wall height.
 - E.-- The color and materials of the wall shall match the exterior materials of the house or blend into the natural terrain.
1. ALL WATERCOURSES WITH A 100 YEAR FLOW OF 750 CFS OR GREATER SHALL BE DESIGNATED AS VISTA CORRIDORS AND SHALL GENERALLY BE LEFT IN A NATURAL STATE, EXCEPT THAT A VISTA CORRIDOR MAY INCORPORATE STREET AND UTILITY RIGHT-OF-WAY CROSSINGS AND STORMWATER MANAGEMENT SYSTEMS, SUCH AS; THE MULTI-USE RECREATIONAL FACILITIES, AND OTHER SIMILAR IMPROVEMENTS, SUBJECT TO DEVELOPMENT REVIEW BOARD REVIEW.

2. THE LOCATION OF THE VISTA CORRIDOR SHALL BE ESTABLISHED BY SCENIC EASEMENT. THE EASEMENT SHALL HAVE A MINIMUM AVERAGE WIDTH OF ONE-HUNDRED (100) FEET. THE VISTA CORRIDOR EASEMENT SHALL BE CONTINUOUS AND SHALL, AT A MINIMUM, INCLUDE:
 1. ANY EXISTING LOW FLOW CHANNELS
 2. MAJOR VEGETATION
 3. THE AREA BETWEEN THE TOPS OF THE BANKS OF THE WATERCOURSE. THE LOCATION OF THE TOP OF THE BANKS OF THE WATERCOURSE SHALL BE DETERMINED JOINTLY BY THE OWNER AND PROJECT REVIEW STAFF AND STAKED BY OWNER.
3. IF AREAS WITHIN THE VISTA CORRIDOR ARE DISTURBED BY THE PROPOSED DEVELOPMENT EXCEPT THOSE CHANGES ALLOWED UNDER THIS SECTION, THOSE WATERCOURSES AREAS SHALL BE RECONSTRUCTED AS CLOSELY AS REASONABLY POSSIBLE TO THEIR NATURAL, PRE-DEVELOPED STATE. THE LOCATION AND TREATMENT OF THE VISTA CORRIDOR SHALL BE APPROVED PRIOR TO SITE PLAN OR PRELIMINARY PLAT APPROVAL ON THE ADJACENT PARCELS.
4. THE DESIGN AND CONSTRUCTION OF WALLS, AS DEFINED IN SECTION 3.100 OF THE ZONING ORDINANCE, ADJACENT TO REQUIRED VISTA CORRIDORS SHALL COMPLY WITH THE FOLLOWING STANDARDS:
 - A. WALLS SHALL NOT BE CONSTRUCTED WITHIN THE VISTA CORRIDOR EASEMENT
 - B. WALLS SHALL BE LOCATED WITHIN APPROVED CONSTRUCTION ENVELOPES
 - C. SOLID, OPAQUE WALLS HIGHER THAN THREE (3) FEET SHALL BE SET BACK FOUR (4) FEET FROM THE APPROVED VISTA CORRIDOR EASEMENT ALIGNMENT FOR EVERY ONE (1) FOOT OF SOLID, OPAQUE WALL HEIGHT ABOVE THREE (3) FEET, BUT SHALL NOT EXCEED THE MAXIMUM HEIGHT OF SIX (6) FEET.
5. ANY PROPOSED ALTERATION TO THE NATURAL STATE OF WATERCOURSES WITH A 100 YEAR FLOW OF 250 CFS OR GREATER OR PROPOSED IMPROVEMENTS WITHIN SUCH WATERCOURSES SHALL BE SUBJECT TO DEVELOPMENT REVIEW BOARD APPROVAL.
6. ANY PROPOSED ALTERATION TO THE NATURAL STATE OF WATERCOURSES WITH A 100 YEAR FLOW OF 50 CFS BUT LESS THAN 250 CFS OR PROPOSED IMPROVEMENTS WITHIN SUCH WATERCOURSES SHALL BE SUBJECT TO PROJECT COORDINATION STAFF APPROVAL.
- 4 7. As part of the Development Review application, developable areas shall be reflected on the site plan. Developable areas are that portion of the site which is not natural area.
- 5 8. All preliminary plats and site plans shall show all major boulders (in excess of 4 feet in diameter) and bedrock outcrops. Major boulder outcroppings shall be protected and maintained as determined jointly by the Project Review staff and the applicant at the time of site plan review.
- 6 9. All Hillside Conservation and off-lot natural areas shall be accurately surveyed and clearly staked in accordance with the approved grading plans. Such surveying and staking shall be inspected and approved prior to construction in each development phase. The natural area open space required on individual lots shall be defined prior to the issuance of building permits on each lot.

- 7 10 Prior to the commencement of construction on each residential lot, the natural area shall be suitably protected during the time of construction with access corresponding to the approved site plan. At the time of final building inspection for a dwelling unit on a lot, there shall be a site inspection to ensure that there has been minimal disruption to the natural area around the construction site.
- 8 11 The applicant and subsequent owners of record shall be ultimately responsible for the preservation and maintenance of all natural area proposed throughout the development in a natural state.
- ~~9. A native plant survey and preservation plan which complies with the requirements of the Zoning Ordinance shall be submitted for Project Review staff approval at the time of Development Review on each parcel. The Project Review staff will work with the applicant to minimize the extent of the survey required within large areas of undevelopable open space. All significant cacti which are suitable for transplanting and are necessarily uprooted for road building or similar construction shall be stockpiled during construction and shall be replanted in landscaped areas or donated for public use in accordance with State Statute and permit procedure.~~
12. THE OWNER SHALL SECURE A NATIVE PLANT PERMIT AS DEFINED IN CHAPTER 46, ARTICLE V OF THE CITY CODE FOR EACH DEVELOPMENT SITE. THE PROJECT REVIEW STAFF WILL WORK WITH THE OWNER TO MINIMIZE THE EXTENT OF THE SURVEY REQUIRED WITHIN LARGE AREAS OF PROPOSED UNDISTURBED OPEN SPACE. CACTI WHICH ARE NOT PROTECTED BY THE NATIVE PLANT PROVISIONS, BUT WHICH ARE NECESSARY FOR ON-SITE REVEGETATION, ARE SUITABLE FOR TRANSPLANTING OR ARE NECESSARILY UPROOTED FOR ROAD BUILDING OR SIMILAR CONSTRUCTION SHALL BE STOCKPILED DURING CONSTRUCTION AND SHALL BE REPLANTED IN LANDSCAPED AREAS. WHERE EXCESS PLANT MATERIAL IS ANTICIPATED, THOSE PLANTS SHALL BE OFFERED TO THE PUBLIC AT NO COST TO THE OWNER IN ACCORDANCE WITH STATE LAW AND PERMIT PROCEDURE OR MAY BE OFFERED FOR SALE.
- ~~10. Non-indigenous plant material which reaches a mature height greater than 20 feet shall not be introduced on the site.~~
13. NON-INDIGENOUS PLANT MATERIAL WHICH HAS THE POTENTIAL TO REACH A MATURE HEIGHT GREATER THAN 20 FEET SHALL NOT BE INTRODUCED ON SITE. THE DEVELOPMENT REVIEW BOARD SHALL REVIEW AND APPROVE A PLANT LIST THAT COMPLIES WITH THIS REQUIREMENT. NOTATION OF THIS STIPULATION SHALL BE PLACED ON FINAL PLANS.
- 11 14 Each preliminary plat submittal shall clearly show all HC areas and shall indicate proposed improvement envelopes on each lot.

- 12 15 The applicant shall submit a master Natural Area Open Space calculation for the project and a master N.A.O.S. allocation program subject to approval by Project Coordination. The initial allocation is understood to be approximate and shall be revised in detail for each development site plan when the site plan is submitted for approval.
- 13 16 On-lot Natural Area Open Space shall not be credited to the parcel N.A.O.S. allotment on lots less than 18,000 square feet in size, except as dedicated as contiguous N.A.O.S. on a plat subject to the provisions of stipulation number 14 below.
- 14 17 On parcels D, F, I, J, K, S, and BB all required N.A.O.S. shall be provided in common tracts which have a minimum dimension of 40 feet and a minimum area of 5,500 square feet, and as noted in stipulations number 13 above. Exceptions may be approved by the Development Review Board or Project Coordination staff, as appropriate, where the applicant can clearly demonstrate that conservation of important natural features can be better achieved by the exception.
- 15 18 The maximum height of any outdoor lighting source shall be 14 feet above natural grade except for recreation uses which shall follow the normal standards of section 7.600 of the zoning ordinance. Low level lighting is encouraged wherever such an approach is feasible.

CIRCULATION

1. Dedication and improvement of street rights-of-way and easements shall be according to Schedules I, J, K, L and M.
2. The main street system within this development shall be in substantial conformance with that shown on the development plan submitted as part of this application.
3. The streets within this development shall be designed and constructed to "Hillside standards" with special attention given to any cuts and fills required for roadway construction.
4. Bicycle paths and equestrian trails shall be provided as shown at the locations on the approved circulation master plan (Exhibit B).
5. Direct trail access shall be provided to the 185 acre park from the east along the southern property boundary.
6. Median breaks and access to Dynamite Boulevard and Alma School Parkway south of Dynamite Boulevard shall be limited to intervals of 660 feet or greater as determined at the time of Master Street plan approval.
7. Dynamite Road and the realigned Alma School Parkway shall not be open to public use until accepted by the City. Opening shall not occur until all required roadway safety features (guard rails, traffic signs, safety banners, traffic signals, etc.) have been installed.
8. A pedestrian/bike way/golf cart crossing on Dynamite Boulevard shall be required and shall be grade separated. Cart path underpasses or other means acceptable to the Project Review Director may be required where these crossings occur on any collector street.
9. The design concept of all drainage crossings shall be reviewed and approved by City staff concurrent with the approval of the Development Review application for an affected phase.
10. Prior to the approval of each site plan application, the alignments for all internal street/driveways within that application shall be staked by the developer and inspected on-site by the City staff to insure minimal environmental and hydrological impact.
11. There shall be no direct residential access to arterial streets. A 1' V.N.E. (vehicular non-access easement) shall be required adjacent to these streets except at approved intersections.

12. There shall be no direct lot or unit access to interior collector streets except as approved by the Project Review Director. Where such access is proposed, a design solution for adequate safety provisions with minimal disturbance to the collector street and the natural area shall be shown. When such access is prohibited, a one foot vehicular non-access easement (vne) shall be required adjacent to these streets.
13. All private streets shall be constructed to full public street standards, including observance of the full public street right-of-way, from which all setbacks shall be measured. In all cases minimum lane widths and design speed criteria shall be met but equivalent construction materials or wider cross-sections may be approved by project review staff.
14. Secured access shall be provided on private streets only. Security gates shall be located a minimum of 75 feet from the back of curb of the intersecting street. An automobile turn-around shall be provided between the public street and the security gate.
15. If there are to be internal private streets, they shall not be incorporated into the City's public street system at a future date unless they are constructed and maintained in conformance with the City's public street standards and inspected and approved by the City at the time of construction and prior to acceptance as a public street. In any case, notice shall be given in the public records of the Maricopa County Recorder indicating that the private streets shall not be maintained by the City unless and until they are incorporated into the public street system of the City.
16. Access points to private streets shall be posted to identify that vehicles are entering a private street system.
17. No certificate of occupancy or final clearances shall be issued for any residential or commercial structures without two-way, paved access.
18. The applicant shall provide reasonable access to the adjacent parcels south of the Dynamite section line in Section 31 subject to approval by the traffic engineering director. It is understood that access shall mean right-of-way, easements or other such legal access and does not represent design or construction of any physical access improvements.

WATER/SEWER

1. Any water reservoir required for public utility use shall be subject to Municipal Use master site plan approval. The location and design of all reservoirs and related sites shall be subject to Development Review Board approval. Such design shall include the color and physical character of the tank and the width and grade of access to the tank. Water reservoirs shall not be located within any Hillside Conservation (HC) area.
2. An easement over the golf courses shall be provided to allow for the application of effluent from the reclamation plant(s) in excess of irrigation needs.
3. The applicant shall provide an access easement from the public street system to any wastewater reclamation facility. The access shall be paved and in place at the time facility construction begins.
4. If water and sewer lines are to be installed in advance of the preparation of detailed street/driveway improvements plans, the applicant shall prepare for the approval of the City, a detailed Master Plan of those streets giving the precise vertical and horizontal alignments. This will be required prior to the preparation of any water or sewer plans. The street alignment for those streets shall be staked by the developer and inspected on-site by the City staff to ensure minimal environmental and hydrological impact.
5. Included with any application for preliminary plat or development review, the applicant shall provide typical service access routes from the main service lines to the individual units to ensure minimal disruption to the natural areas. Utility service access to each lot shall be shown on the preliminary and final plats. Easements for utilities shall not be considered natural area unless otherwise provided by the Hillside section of the zoning ordinance.
6. The applicant understands and agrees that the granting of zoning does not and shall not commit the City to the extension, construction, or development of either water or sewer facilities (including but not limited to lines, mains, boosters, and storage facilities) to, on, or near the subject property.
7. The applicant understands and acknowledges that he is responsible for the construction and dedication to the City of all water and sewer facilities necessary to serve this development. Water and sewer facilities shall conform to the respective City Master Plan for this area and city design standards.

8. Building permits shall be subject to all fees and conditions in effect at the time of permit issuance. The applicant understands and agrees that constructing water and sewer facilities as provided herein shall not be in lieu of any water development fee, sewer development fee, or development tax which is applicable at the time building permits are issued subject to the following:
 - a. The applicant or successors shall be entitled to receive credit for the cost of constructing the wastewater treatment facility which may be applied toward the sewer development fees which the applicant is required to pay. Also in consideration for the transfer of C.A.P. water rights to the city by the applicant, the water resources fee for the development shall be reduced equivalent to the extent of the transfer as approved by the water resources staff.
9. The City of Scottsdale shall be under no obligation to provide wastewater originating outside of the subject property to any wastewater treatment plant constructed pursuant to these stipulations or any other wastewater treatment plant constructed for the purpose of watering a golf course to serve this development except as may be provided in future agreements between the applicant and the City.
10. Unless resolved otherwise, the City staff shall submit an application to the director of the Arizona Department of Water Resources for a modification of the applicable maximum gallons per capita per day (GPCPD) goal of the City of Scottsdale for all non-residential water use including the resort. In the event that the director of the Department of Water Resources does not approve the requested adjustment, permits shall not be issued for any of the non-residential uses, unless an alternate solution is approved by the City Council.
11. The master water plan shall include future connection to Section 31, adjacent to the west, as identified by Water Resources staff, and at such location(s) approved by the applicant. The applicant shall not be responsible for detailed design and improvement costs associated with the connection.

12. Prior to any zoning map adoption, subsequent application for Development Review Board or preliminary plat on parcels "Z" through "CC" the developer of said parcels shall contribute his prorata share for the development of the 24" waterline in dynamite boulevard and the pump station of reservoir number 43. Conditions of this contribution are as set forth in an agreement between the City of Scottsdale and the Nelson Development Company, dated August 17, 1987 (Contract # 870299).

13. Prior to the issuance of any permits for construction within the state trust land parcels, the developer shall assign to the City of Scottsdale those cap water rights allocated to the State land parcels in this project. Undue delays in the assignment of these rights which are not caused by the developer or the city shall not delay the issuance of permits. The State shall implement and cooperate with the City to amend the CAP subcontracts that the state has with the Central Arizona Water Conservation District and the federal government, decreasing their subcontract by the following annual demand of water and increasing the CAP subcontract between City and said conservation district and the federal government in the same amount.

The total quantity of CAP water previously allocated to the State Land Department which is committed to the lands involved in these cases by the State Land Department is:

<u>Use</u>	<u>Annual Demand in Acre Feet</u>
Golf Course	120
Other	410

14. For any water demand not met through assignment to the City of Rights to State Trust Land Cap Water in connection with the purchase of State land parcels or other cap water rights acquired by the developer and assigned to the City, the developer or his successors or assignees agrees to:
 - A. Pay a one-time water resources development fee in accordance with the City's fee schedule at the time of the issuance of building permits as proscribed in Section 49-74.1 of the City code, and
 - B. pay any non-reimbursable contribution toward development of the reclaimed water distribution system on a prorated basis as provided in Agreement No. 880090 dated May 15, 1989.

FIRE PROTECTION

1. No building permit shall be issued prior to the installation of an approved and operational water system with an approved fire protection system (hydrant, stand-pipe, etc.) in place and operable in the area of the building during the construction period.
2. Firebreaks shall be provided and maintained within developable areas when buildings are to be located near Vista Corridors, washes, or other major natural areas. The type and location of firebreaks proposed for the protection of buildings shall be subject to the approval of the Fire Chief or his authorized representative.

MISCELLANEOUS

1. The responsibility for the maintenance of landscape buffers on public and private property (back-of-curb to right-of-way or access easement line included) and drainageways shall be borne by the applicant and subsequent homeowners associations, and provisions, therefore, shall be set forth in a separate agreement between the applicant and the City which shall be recorded in the records of the Maricopa County Recorder.
2. Those areas of designated common area shall not be accepted for maintenance or ownership by the City without expressed action of the City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated common areas could result in a civil action brought by the City for costs incurred by the City for said maintenance.
3. All improvements associated with a development or phase of a development and/or required for access or service to the development or phase of a development shall be constructed in full by the developer, including but not limited to washes, storm drains, drainage structures, water systems, sewer system, curbs and gutters, paving, sidewalks, streetlights, street signs and landscaping.
4. At the time of building permits, a park development fee may be required. The fee would be a proportionate share of the cost for land acquisition and improvements for a park to serve that portion of the community. Dedication of an acceptable park site may be provided for the entire project in lieu of any applicable park development fee.

SCHEDULE A (MASTER DRAINAGE PLAN AND REPORT)

A revised master drainage plan and report shall be required for this development which reflects revisions in accordance with current stormwater storage requirements. The report shall specifically include the following:

- A. Comparison of design peak discharges with recently completed "Scottsdale North Area Master Plan". Where estimates from the two studies differ, additional support data shall be required.
- B. Map showing portions of this development lying within special flood hazard area (SFHA) boundaries.
- C. Conceptual design and description of proposed floodwater management system, including proposed measures necessary to secure letter of map revision from Federal Emergency Management Agency (FEMA) for development within special flood hazard areas with city assistance. Application for L.O.M.R. shall be made through the City of Scottsdale.
- D. Required stormwater storage volume for each parcel (or watershed) shall be determined as part of the master drainage plan. Proposed locations of storage basins shall be shown on the plan.
- E. Approximate boundaries of 100-year floodwater surface for all channels with capacity of 250 c.f.s. or greater.
- F. Conceptual easement dimensions necessary for major watercourses to accommodate design discharges.
- G. Approximate location, type of structure, and flow capacity of major watercourse crossings.
- H. Conceptual design of all man-made channels that includes landscaping concept, typical trails, bikepaths, or other proposed amenities.
- I. Phasing plan showing proposed timing of all drainage improvements relative to development of streets and adjacent parcels.
- J. Table specifying the timing of, and persons or agencies responsible for dedication of drainage easements and construction of stormwater management facilities.
- K. Proposed permanent and interim erosion and sediment control methods.
- L. Proposed locations for stockpiling excavated material.

SCHEDULE B (MASTER WATER PLAN)

The Master Water Plan and Report shall be prepared in accordance with the City's design procedures and criteria by a registered professional engineer who is licensed to practice in the State of Arizona. The master plan and report shall address, but not be limited to the following:

- A. The location and size of all water system components including both on and off-site lines, pump stations, and storage facilities needed to serve the development.
- B. A table specifying the timing of and responsible party for the construction of the necessary water system.
- C. A summary of revised demands and estimated flows.
- D. An estimation of the peak-day and average-day golf course water requirements.
- E. Compliance with the adopted City Water Plan for the respective area and city design standards.

SCHEDULE C (MASTER WASTEWATER PLAN)

The Master Wastewater Plan and Report shall be prepared in accordance with the City's design procedures and criteria by a registered professional engineer who is licensed to practice in the State of Arizona. The master plan and report shall address, but not be limited to the following:

- A. The location, size, type, and capacity of the wastewater transmission and treatment system components needed to serve the development, both on-site and off-site components.
- B. A table specifying the timing of and responsible party for the construction of the necessary wastewater system.
- C. The revised calculations necessary to substantiate the selection of the sizes, types, and capacities of the wastewater transmission and treatment facilities.
- D. The handling and disposal of the solids generated by the operation of the wastewater treatment plants.
- E. The handling and disposal of untreated wastewater in the event of a plant breakdown or the receipt of wastewater in excess of the plants capacities.
- F. Compliance with the adopted City Sewer Wastewater Plan for the respective area and city design standards.
- G. Line sizing to accommodate contributing off-site flows from an area that can be gravity serviced through the subject property.

SCHEDULE D (MASTER CIRCULATION PLAN)

The Master Circulation Plan and Report shall be prepared in accordance with the City's design procedures and criteria. The master plan shall include, but not be limited to the following:

- A. Street plan showing estimated average daily volumes for all roadway segments and major intersections.
- B. Street plan showing all street and approximate locations of major driveway access points with proposed median break locations.
- C. Required auxiliary lane locations.
- D. Signalized intersection locations with conceptual geometric design and estimated and peak hour volumes for each movement.
- E. A pedestrian path plan.
- F. A bicycle path plan.
- G. An equestrian trail plan.
- H. A golf cart path plan.
- I. A composite plan showing all of the above elements.
- J. A table specifying the timing of and responsible party for the construction of the improvements indicated by each of the plan elements and any phasing strategies.
- K. A street plan indicating roadway classifications determined by a revised traffic impact study submitted by the applicant and approved by city staff.

SCHEDULE F (MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN)

The Master Environmental Design Concept Plan shall address the following:

- A. Landscaping
- B. Street lights
- C. Graphics and wall design plan for landscape buffers
- D. Streetscapes including trails and walks
- E. The design and aesthetic concept for all major drainage and detention facilities.
- F. The timing and responsible party for construction of the above facilities.

SCHEDULE G (MASTER GRADING PLAN)

The Master Grading Plan and Report shall be prepared in accordance with the City's design procedures and criteria by a registered professional engineer licensed to practice in the State of Arizona. The master plan and report shall be prepared on a contour map with a scale and contour interval appropriate to the size of the development and the terrain of the property. The map shall show:

- A. The configuration and finished contours of all grading associated with all master planned streets, utility lines, drainage and recreation facilities.
- B. Identification of the types of soils found on or to be placed on the applicant's property, including the identification of any expansive soils.
- C. Identification of the compaction to be provided in fill areas.
- D. Identification of stands or clusters of all trees with a caliper of four (4) inches or greater and cacti six (6) feet or greater in height. The plan should show which of those trees or cacti will be removed.
- E. The locations planned for temporary stockpiling of excavated material and the plan for use or disposal of this material.
- F. If, because of plans for phasing the development over a period of time, the developer wishes to phase the submission of part of the above described information, the Master Grading Plan will indicate this phasing and will include an explanation of when the supplementary plans will be submitted and who will be responsible for submitting them.

SCHEDULE J (DEDICATION AND IMPROVEMENTS)

<u>STREET NAME</u>	<u>NOTES</u>	<u>MINIMUM RIGHT-OF-WAY</u>	<u>MINIMUM IMPROVEMENTS</u>
Dynamite Blvd.		(Under Construction)	
Northern Loop	A, H	50' (full)	26' (BC-BC)
Alma School Pky.	A, C, D	90' (full)	61' (BC-CL)
Alma School Pky. (North of Dynamite)	A, E, H	70' (full)	41' (BC-BC)
96th Street	A, H	50' (full)	26' (BC-BC)
Collector St. -(from Dynamite south at 100th St. alignment between parcels AA, CC, BB)	A, H	50' (full)	26' (BC-BC)
-(adjacent to parcels Z & Y)	A, H	70' (full)	41' (BC-BC)
Pinnacle Vista Dr.	I	25' (half)	13' (BC-CL)
Res. collector	G	50' (full)	26' (BC-BC)
Res. local	B, F, H	(determined based on density and estimated volume)	
Commercial		60' (full)	41' (BC-BC)

- A. Additional easement width may be necessary to accommodate cut or fill slopes, or to protect the natural environment.
- B. The indicated right-of-way shall be dedicated as an easement for emergency/service vehicles where private streets are approved.
- C. South of Dynamite alignment.
- D. The improvements include landscaping within right-of-way, (including median), as necessary to mitigate impact from grading/construction.

E. Dedications shall be made within 6 months of City Council approval. failure to make required dedications shall result in zoning reverting to prior classification without City Council action.

F. Residential street widths shall be adjusted for development density according to the following:

DENSITY (UNITS PER ACRE)	MIN. STREET WIDTH (B.C. TO B.C.)
0 TO 2.00	23'
2.01 TO 5.99	28'
6.0 or higher	32'

G. At all intersections, 70' right-of-way and 41' (BC-BC) improvements shall be required with sufficient length (100' minimum), to accommodate left-turn storage demand.

H. Local street segments which may be expected to carry more than approximately 700 vehicles per day shall be designated collector streets.

I. Minimum pavement width of 20' required for two-way access.

SCHEDULE K (TIMING OF RIGHT-OF-WAY DEDICATIONS)

<u>Roadway</u>	<u>When Required</u>
Dynamite Blvd. Alma School Parkway south of Dynamite Pinnacle Vista Drive	(Dedicated)
Internal Res. Collector Internal Res. Local Collector St. intersecting Dynamite at 100th St. Alma School Parkway north of Dynamite	At time of final plat approval or when required for access to internal development from a primary street. Within six months of the date of Council approval.
Internal commercial	At time of Development Review Board approval.

SCHEDULE L (TIMING OF ROADWAY IMPROVEMENTS)

<u>Roadway</u>	<u>When Required</u>
Dynamite Blvd. (Pima Rd. to Alma School Parkway	Full width construction from Pima to the east end of the driving range with first phase, and further to the east half-width, full length construction concurrent with development on adjacent parcels subject to design approval of tapers, transitions, etc.
Dynamite Blvd. (east of Alma School Parkway to development boundary	Half width, full length construction shall occur in conjunction with any adjacent development or in conjunction with Dynamite Blvd. (Rio Verde Drive) realignment east of 112th Street, whichever occurs first. The remaining construction shall occur concurrent with development on adjacent parcels.
Alma School Parkway (Pinnacle Vista Dr. to Dynamite)	Full width, full length construction segments shall occur in conjunction with any adjacent development or half-width, full length construction in conjunction with Dynamite (Rio Verde) realignment east of 112th Street, whichever occurs first.

Alma School Parkway
(Dynamite to north boundary
of development)

Full width, full length construction segments shall occur in conjunction with any adjacent development or when access to internal development from Alma School Parkway is needed.

All Others Listed on
Schedule G

Full width, full length segments in conjunction with any adjacent development in the area, but construction shall provide for a continuous roadway from Dynamite, Alma School, or other primary streets. City and applicant shall work diligently to provide the Pinnacle Peak Park site with 2-lane improved access by January 1, 1991.

RIGHT TURN LANES

Dynamite Blvd.

Design and construct right turn deceleration lanes for all intersections and access driveways where warranted in conjunction with the design and construction of Dynamite Boulevard.

Alma School Road

Design and construct right turn deceleration lanes for all intersections and access driveways where warranted in conjunction with the design and construction of Alma School Parkway.

SCHEDULE M (REQUIRED TRAFFIC SIGNAL PARTICIPATION)

The developer shall be responsible for participation in the design and installation of a traffic signal, if warranted as determined by the City, at the following location for the percent of participation indicated:

<u>INTERSECTION</u>	<u>NOTES</u>	<u>PARTICIPATION</u>
Dynamite Blvd./Alma School Pky.	A	100%
Dynamite Blvd./Collector at 100th Street alignment	B	100%
Pinnacle Vista Drive/Alma School Parkway	B	50%

- A. Cash payment for 100% of the design and construction shall be required prior to issuance of any permits for any parcel immediately adjacent to the intersection.
- B. Cash payment may be required with adjacent development if a signal is determined by the city to be warranted and if such a signal location is consistent with the city's signal location policies in effect at that time.

EXHIBIT A

NO DEVELOPMENT LINE
ADJUSTMENT STIPULATIONS

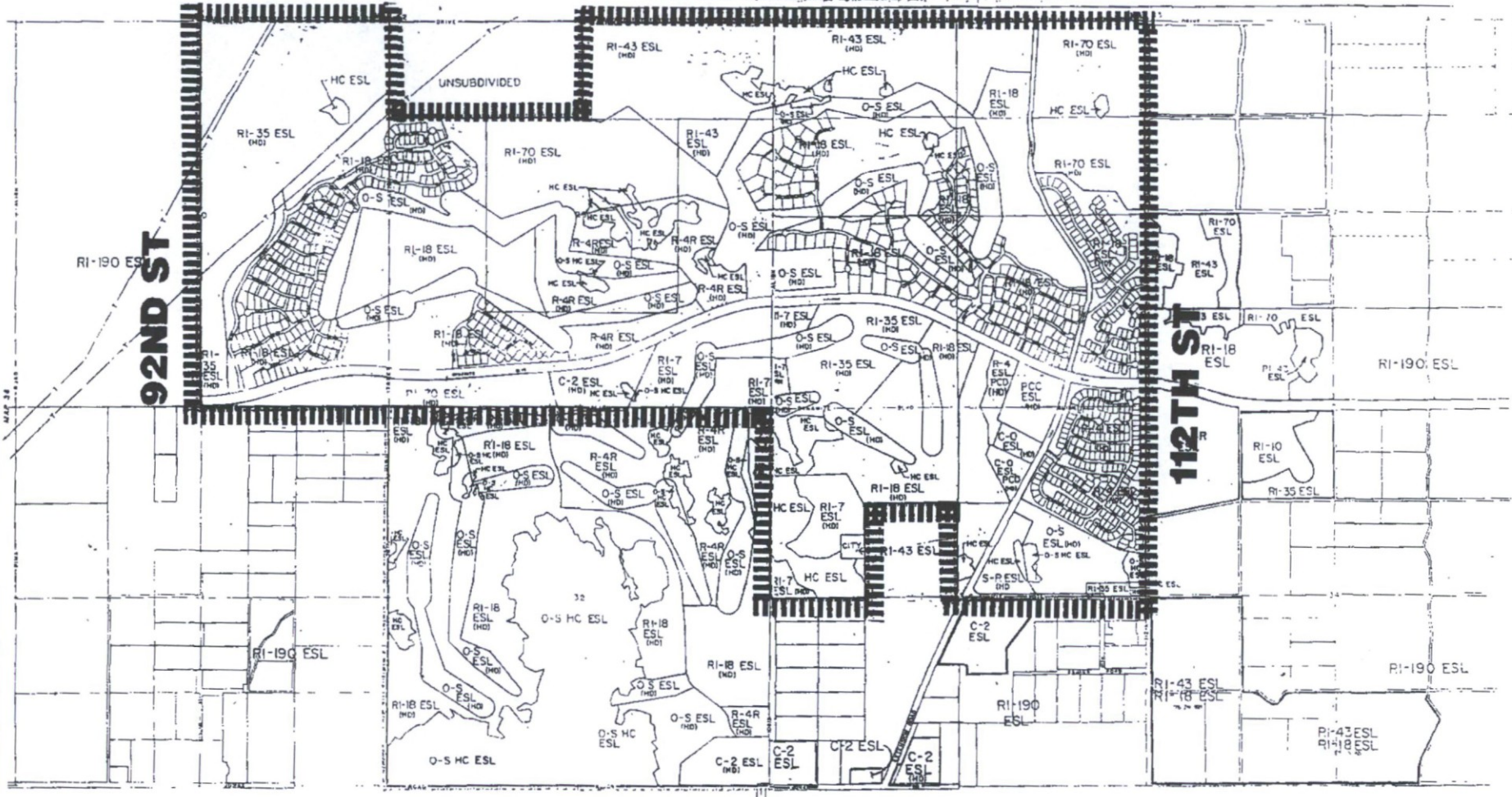
1800 ACRE - Pinnacle Peak Village North

- A. Any change in the development plan which was presented as part of the no-development line adjustment must be reviewed by staff and shall achieve all the purposes of the Hillside District as well as the demonstration plan.
- B. The location, design and construction methods for installation of water storage and pumping facilities are to be approved by the Development Review Board prior to approval of any preliminary plat or site plan on the property.
- C. All surplus earthen materials not used for construction shall be removed from the adjusted area.
- D. Any application for a preliminary plat or Development Review Board site plan approval shall include typical designs and plans for the treatment of all cuts and fills and retaining structures and building pads in adjusted area.

640 ACRES - State Land

- A. The proposed adjustment is to be conceptual only and all adjustments are to be contingent on development review approval of the land use and site plan of each parcel prior to its submittal for preliminary plat review.

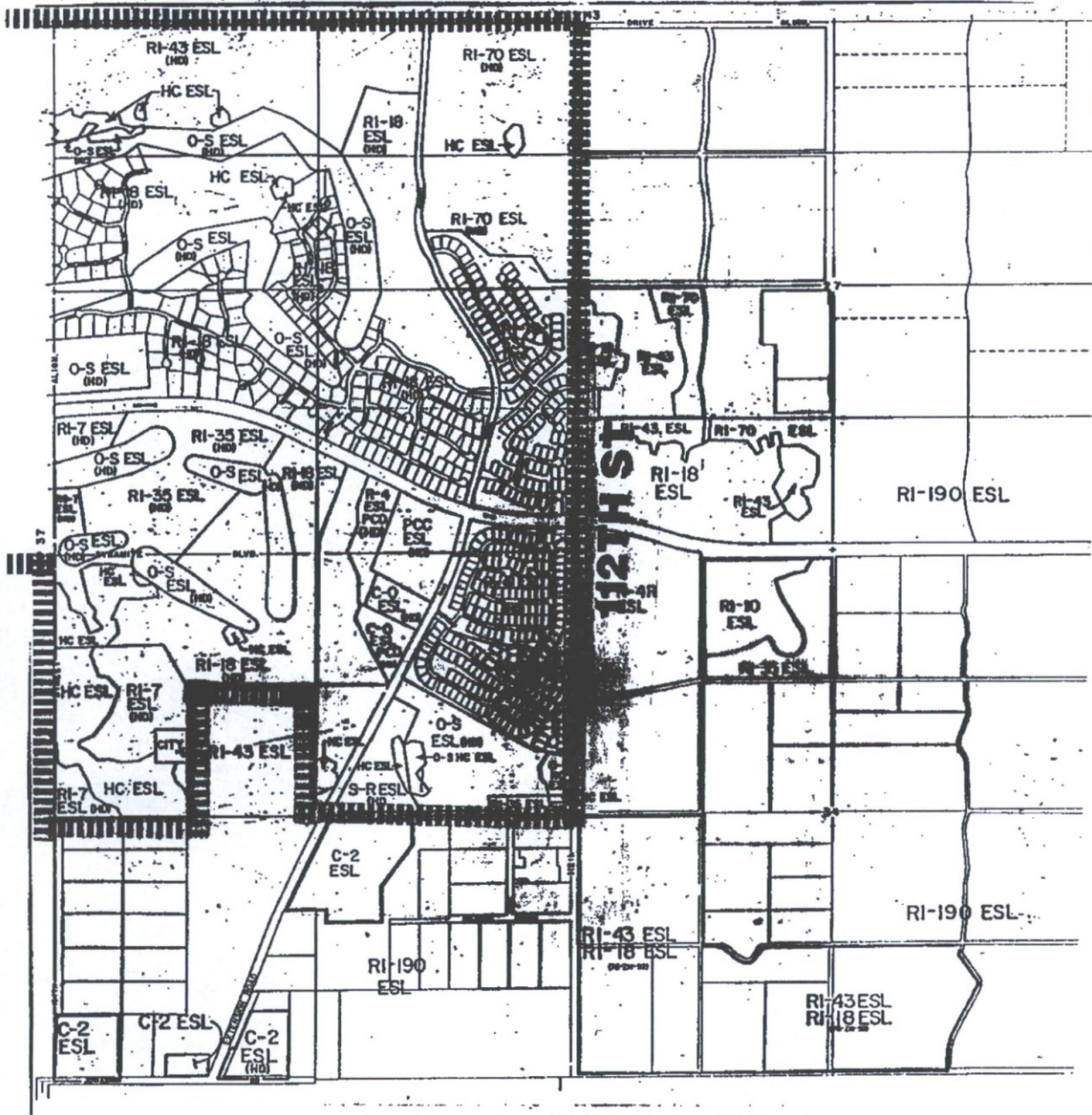
DIXELETA DR



1/8" SCALE ATTACHMENT # 1

43-ZN-94/28-UP-94

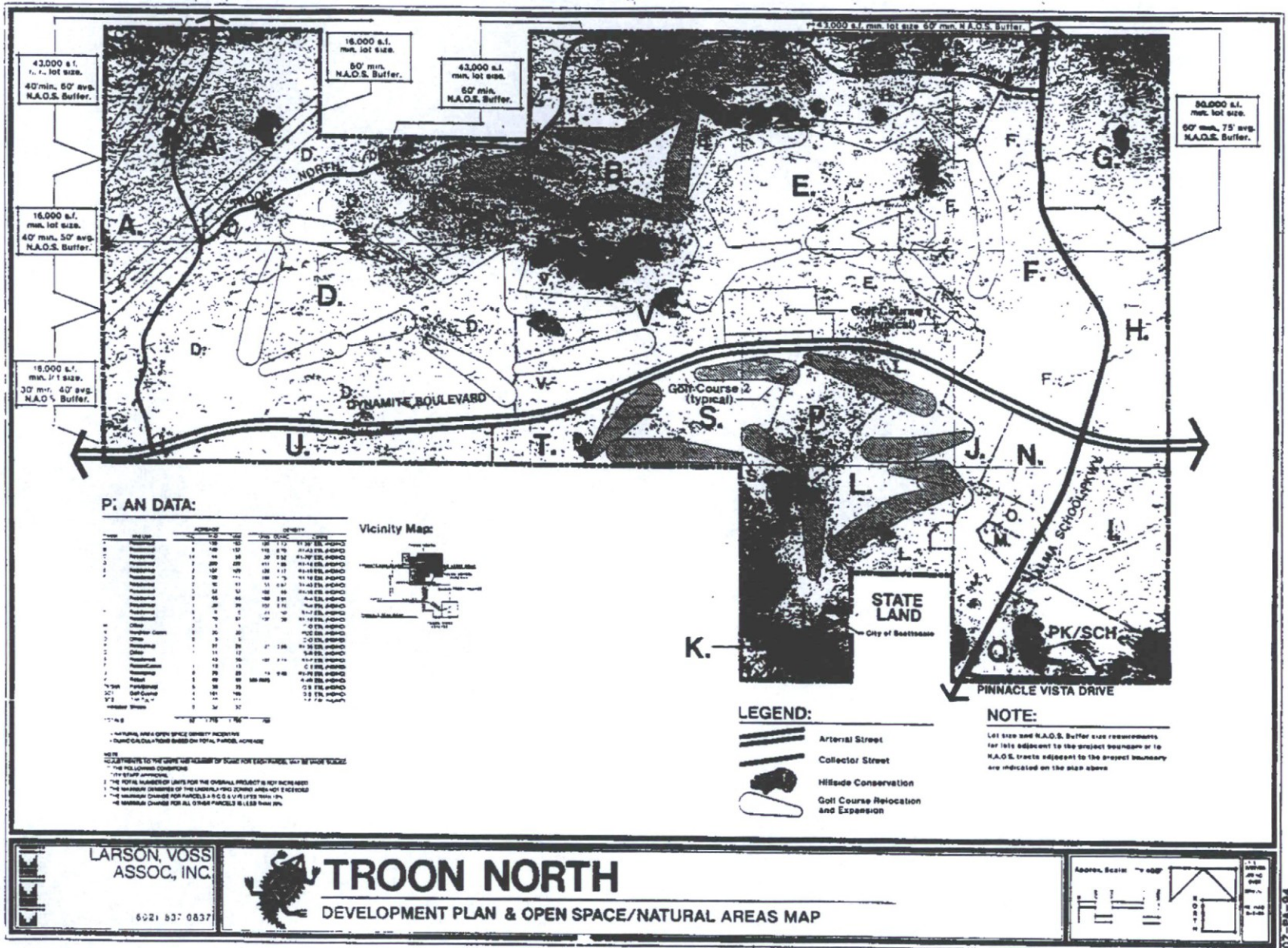
DIXE LETA DR



43-ZN-94/28-UP-94

**REQUESTS REZONING FROM R1-7, R1-18, R1-43,
R1-70 ESL (HD/HC) TO O S ESL
FROM R1-70 ESL (HD/HC) TO R1-43 ESL (HD/HC)
FROM R1-7 ESL/HD/HC TO R1-18 ESL (HD/HC)
FROM R1-70 ESL (HD/HC) TO R-4R ESL (HD/HC)**

ATTACHMENT #3



Parcel Data:

Parcel	Area (sq. ft.)	Area (ac.)	Lot Size	Notes
1	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
2	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
3	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
4	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
5	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
6	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
7	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
8	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
9	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
10	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
11	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
12	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
13	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
14	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
15	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
16	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
17	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
18	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
19	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
20	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
21	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
22	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
23	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
24	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
25	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
26	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
27	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
28	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
29	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
30	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
31	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
32	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
33	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
34	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
35	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
36	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
37	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
38	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
39	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
40	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
41	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
42	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
43	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
44	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
45	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
46	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
47	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
48	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
49	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
50	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
51	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ
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100	15,000	0.34	40' x 110'	11-18 EEL-ADNDQ



LEGEND:

- Arterial Street
- Collector Street
- Hillside Conservation
- Golf Course Relocation and Expansion

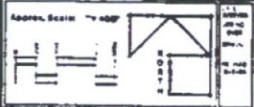
NOTE:
 Lot size and N.A.O.S. Buffer size requirements for lots adjacent to the project boundary or to N.A.O.S. tracts adjacent to the project boundary are indicated on the map above.

LARSON, VOSS ASSOC., INC.



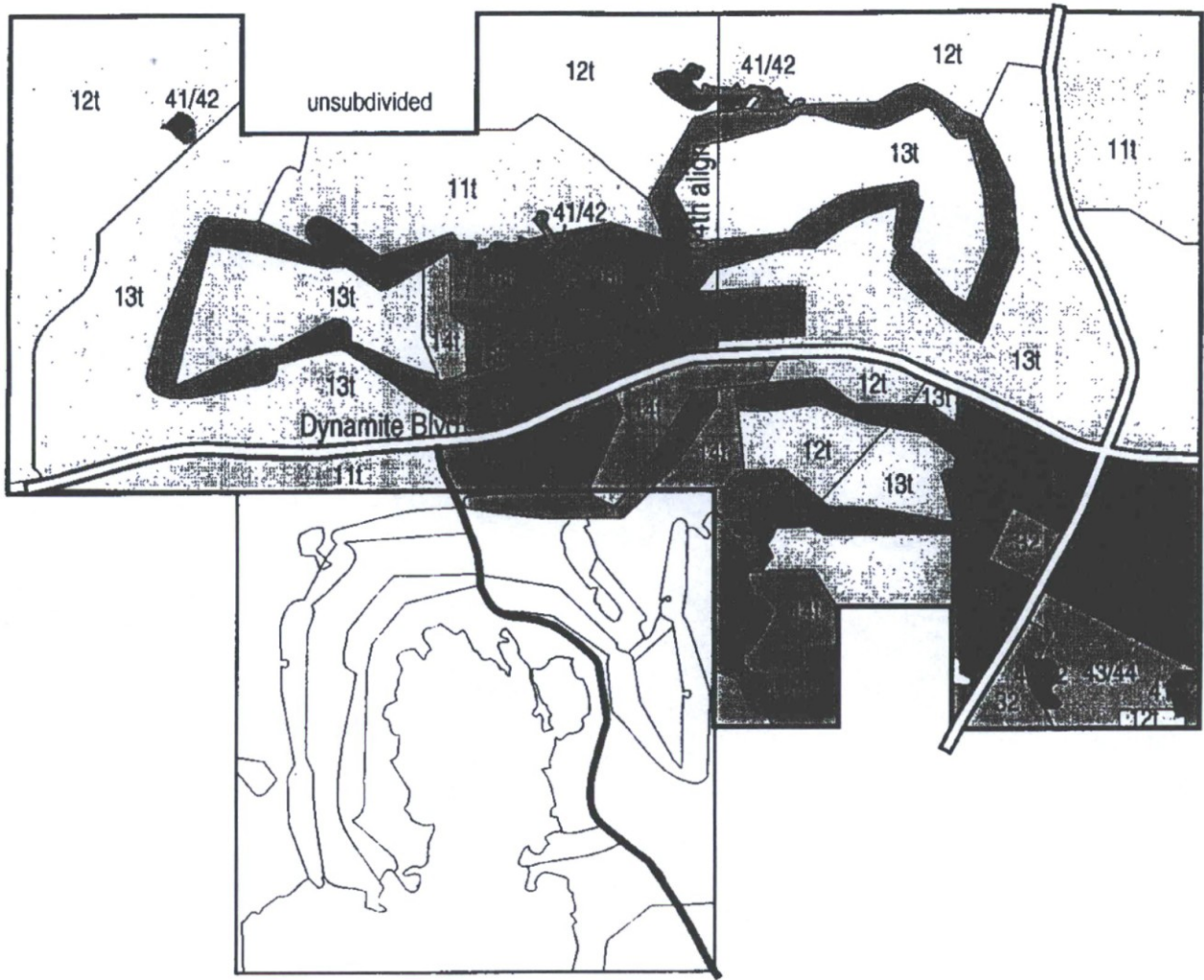
TROON NORTH

DEVELOPMENT PLAN & OPEN SPACE/NATURAL AREAS MAP



43-ZN-94/28-UP-94

107-PK-94



Existing Land Use Plan 43-ZN-94

<p>11 1/3 - 1/2 DU/AC</p> <p>12 1/2 - 1 DU/AC</p> <p>13 1 - 2 DU/AC</p> <p>14 2 - 4 DU/AC</p> <p>15 4 - 8 DU/AC</p> <p>18 Tourist Accommodations</p> <p>22 General Commercial</p>	<p>32 Major Office</p> <p>43 Developed Open Space</p> <p>44 Cultural/Institutional</p> <p>41/42 Natural Open Space and/or Limited Use Area</p>
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SCOTTSDALE CITY COUNCIL REPORT

To: The Honorable Mayor and City Council
From: Planning and Development Services Dept/Current Planning Services
Meeting Date: July 2, 2002

ITEM IN BRIEF**Action:***Parcel T at Troon North*

Consider a request to approve a site plan for a mixed-use development located on 17.15± acres at Troon Parcel T (East Dynamite Boulevard), and zoned Central Business District, Hillside District, Environmentally Sensitive Lands (C-2 HD ESL), and adoption of Ordinance No. 3459, affirming approval of the site plan.

10-ZN-2002

Purpose:

The applicant proposes to construct a commercial center that includes retail, restaurants, and offices.

Location:

Troon North Parcel T - (East Dynamite Boulevard & North 99th Place Alignment).

Key Considerations:

- Applicant is required to obtain site plan approval for this parcel as stipulated in previous zoning case.
- Site plan is intended to serve the area with a variety of commercial uses such as office, retail, and restaurant.
- Provides pedestrian connections within the site and to adjacent properties.
- The Planning Commission voted 3-2 on the regular agenda to forward this case to City Council with a recommendation for approval.

Applicant:

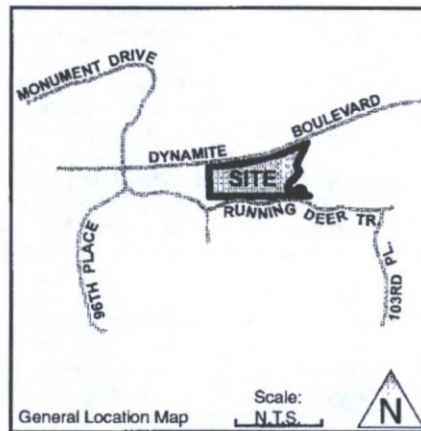
Joe Tyndall
 Gsatyndall
 502 S College Ave Ste 203
 Tempe, AZ 85281
 480-967-5355

Owner:

Pinnacle Estancia Retreats L L C
 7209 Ho Rd Ste 16
 Carefree, AZ 85377
 480-488-0350

Staff Contact:

Bill Verschuren
 Senior Planner
 480-312-7734
 E-mail: bverschuren@ci.scottsdale.az.us



Action Taken: Approved - OK - 7/0 - with changes

DISCUSSION

Background/History:

This parcel is an undeveloped site within the Troon North Master Plan that is intended to provide commercial land use needs to the surrounding area. The site, which is located on the south side of Dynamite Boulevard (1/4 mile east of the Estancia Community main entrance), was rezoned from large lot residential to Central Business District/Hillside District (C-2 HD) in the early 1980's. Then, in 1994 the Troon North Master Plan was updated and refined by case 43-ZN-1994. The stipulations from that case contained the requirement for site plan approval by the City Council, however, until now, site plan approval has not been requested.

Environmentally, the parcel contains desert vegetation that is typical of the area. A natural berm separating Dynamite Boulevard and the site will be maintained as a buffer. Also, an existing knoll, zoned Hillside Conservation (HC), will be preserved on the site.

Several development types surround this parcel:

- North across Dynamite Boulevard: Patio home and single family residential
- South: Patio home residential
- East: Golf Course
- West: Estancia golf maintenance facility

Description of Applicant's Proposal:

This site plan is designed to establish a compatible transition between the office/retail uses planned for this site and the residential areas in Estancia and north of the site across Dynamite Boulevard. In order to create this transition the site has three types of areas:

1. Northern Portion: office and retail, 2 story (located behind scenic corridor)
2. Central Portion: parking
3. Southern Portion: office, single story (stipulated to 22-foot building height)

Northern Portion:

The C-2 zoning on the property allows a wide range of commercial uses. The most intense land uses planned on this property will be located in stand-alone buildings and in the main courtyard style building. These buildings will be separated from Dynamite Boulevard by a scenic corridor that will range in width from 80 to 100 feet. The average width of the corridor is proposed at approximately 90 to 95 feet. The scenic corridor will serve an important function by providing a buffer between the commercial uses and the residences on the north side of Dynamite.

The main courtyard buildings in this area will have a typical height of 28 to 30 feet from finished floor to roof peak. Tower elements will be up to 48 feet from finished floor. The stand-alone buildings will be single story and 22 feet from finished floor. Per ordinance, the maximum building height measured from existing natural grade is 36 feet and ornamental towers and spires may be erected up to 60 feet.

Central Portion:

Parking and auto circulation areas are provided mostly in the central portions of the site to minimize the impacts to the adjacent neighborhoods. Parking lot lighting is intended to be low-level bollards; however, it is possible that pole lighting could be proposed in the future. If it is proposed, the pole lighting will be required to meet the City's current lighting policies, thus and a stipulation has been included which indicates the maximum height and light levels that will be permitted.

Also, in the central portion of the site, one site driveway runs parallel to the south property line in the southeast corner of the parcel. This driveway provides access to only one office building that will be tucked into this corner of the site.

Southern Portion:

Courtyard offices will be located along this edge of the property. Of all the site uses, this component is the most compatible with the adjacent neighborhood south of the site. These offices will be residential in character and will be stipulated to a maximum height of 22 feet as measured from finished floor, 30 feet as measured from existing grade. All main building entries are on the north side to eliminate any potential conflicts with the adjacent residential.

Summary of Project Issues and Status:

Issue	Approach	Resolution/Status
Placement of bldg. A	Applicant/neighborhood agreement	Moved north/enhanced buffer
Use in bldg. A (drug store)	Applicant/neighborhood agreement	Retail or bank use (elimination of the drug store)
Outdoor noise (music)	Applicant/neighborhood agreement	Stipulation
Width of scenic corridor	Applicant/staff agreement	Average of 100 ft. along Dynamite Blvd.
Driveway to bldg. L	Applicant/neighborhood agreement	Wall/landscape buffer
Cut/fill treatment near Hillside Conservation (HC) area	Applicant/staff agreement	Revised site plan – smaller footprint buildings near HC area.

Traffic Impact Summary:

Retail, restaurant, bank and some office uses will front Dynamite Boulevard, with the bulk of the office buildings along the back of the site. The following table shows the estimated trip generation for the heaviest peak hour, the PM; and for the typical weekday (24 hour total).

LAND USE	SQ. FT. (1000's)	PERCENT PASS-BY TRIPS	TRIPS-PM PEAK HOUR ENTER	TRIPS-PM PEAK HOUR EXIT	TRIPS-24 Hr. TWO-WAY VOLUME
Office (General)	92.11	0	23	114	1014
Retail (Specialty)	25.9	20	23	31	843
Restaurant (Quality)	19.5	30	69	34	1228
Bank (Drive – In)	6.2	40	102	102	987
Total	143.7		217	281	4072

The trip numbers reflect a reduction for pass-by trips. These are trips that are not caused by the project, but are drawn into the site from the ambient traffic on Dynamite Boulevard. In this case, for example, for the restaurant use, 70% of the trips would be brought to the area because of the restaurant, while 30% would be in the vicinity anyway for other purposes.

The traffic report indicates that there would be more trips generated if, as allowed by zoning, the office development were replaced with additional retail development. That non-office alternative would have produced an, adjusted for pass-by, trip total of 6054, an increase of 33% over what is being proposed.

Community Impact:

The Zoning Ordinance states that the purpose of this district is to "... permit all uses permitted in the (C-1) neighborhood commercial district, plus commercial activities designed to serve the community...includes uses usually associated with the central business district and shopping facilities which are not ordinarily compatible with residential development." The proposal is not a typical shopping facility consisting of a grocery store and drug store; rather, it includes smaller buildings spread throughout the site. The neighborhood commercial, restaurant, and office uses will serve that area of the community. The site plan is sensitive to the surrounding neighborhoods through the transition of uses within the site. The retail has been placed along Dynamite Boulevard adjacent to an average 100 ft. scenic corridor that acts as a buffer to the northern neighborhood. Parking has been placed at the interior of the site to screen parked cars from the road and the neighborhoods. One-story courtyard offices are placed along the southern property line to act as a transition buffer between the southern neighborhood and the parking and retail uses.

The site plan proposal will have two access points along Dynamite Boulevard that were previously stipulated as part of the original Troon North Master Plan. Both drives will have full median breaks on Dynamite Boulevard. The pedestrian plan for the site is a system of sidewalks and crosswalks that link the individual buildings together and to Dynamite Boulevard. There is a need to provide a pedestrian link to the Estancia neighborhood to the south of the site. A stipulation has been added stating the applicant shall show a minimum of one, maximum of two, pedestrian connections to the adjacent property to the south. The stipulation also indicates that the developer obtain a letter from the Estancia Homeowner's Association that provides an opinion on the location of these pedestrian connections. As a result, strong pedestrian connections will be made within the site and to the northern and southern neighborhoods.

Community Involvement:

The applicant has sent correspondence to the Estancia Community Association and to the Troon North Homeowners Association. Two open houses were held with these groups to discuss the project. The first meeting was held on April 17, 2002 with the Estancia neighborhood and the second meeting on May 13, 2002 with the Troon North neighborhood. The applicant addressed the neighborhood comments from these meetings by sending all of the participant letters indicating the changes in the site plan and with stipulations. The applicant has received letters from both associations indicating support for the project. The applicant also sent notices of this case to all residents/property owners within 750 feet of the site. The site has been posted and at the time of writing this report, no comments from the public have been received by staff.

Key Policy Considerations:**Approval**

The approval of this site plan will:

- Conform to the General Plan and Troon North Master Plan.
- Result in a development plan that is compatible with the surrounding land uses.
- Reduce traffic compared to the all retail alternative, which was approved with the Troon North Master Plan.
- Provides a minimum 80 ft. and an approximate average 90 to 95 ft. wide scenic corridor to buffer the commercial uses and the residences on the north side of Dynamite.

Denial

Denial of the application will:

- Require a different site plan to be created and re-submitted.

Summary of Planning Commission Comments:

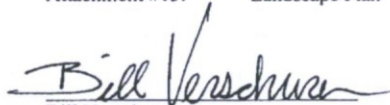
Three of the Planning Commissioners attending the meeting indicated that they felt that the project fits in the Troon area and supported the layout of the buildings on site and the multi-trail along Dynamite Blvd. Betty Drake and Tony Nelssen were concerned with the site plan. Specifically, they preferred buildings to be clustered closer together which could allow for better articulated pedestrian connections, more meaningful open spaces, and a better multi-trail through the project. These issues would require a substantial change to the project and the applicant will address the feasibility of them at the City Council Hearing.

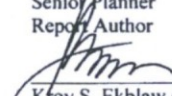
Recommendation from the Planning Commission:

The Planning Commission voted 3-2 on the regular agenda to forward this case to City Council with a recommendation for approval.

Attachments:

- Attachment #1: Applicant's Narrative
- Attachment #2: Context Aerial
- Attachment #2A: Aerial Close-Up
- Attachment #3: Land Use Map
- Attachment #4: Zoning Map
- Attachment #5: Stipulations
- Attachment #6: Additional Information
- Attachment #7: Supplemental Information
- Attachment #8: Citizen Involvement
- Attachment #9: Traffic Impact Study
- Attachment #10: Ordinance No. 3459
Exhibit 1: Stipulations
Exhibit 2: Site Plan
- Attachment #11: 6-12-02 Planning Commission Minutes (Draft)
- Attachment #12: Site Plan
- Attachment #13: Landscape Plan


 Bill Verschuren
 Senior Planner
 Report Author


 Kfroy S. Ekblaw
 General Manager
 Planning and Development Services Dept.


 Ed Gawf
 Deputy City Manager

The following departments/divisions have participated in the staff review of this request and support the stipulations/conditions as presented.

- Comprehensive Planning
- Public Safety (Police) (Rural Metro)
- Transportation (Transit) (Drainage)
- Preservation
- Economic Development
- Water Resources

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

Project Information

Case # 10-ZN-2002
Project Name: Parcel T at Troon North
Request: Site Plan Approval
Applicant/Owner: Joe Tyndall/Pinnacle Estancia Retreats, LLC.

Applicant's Contact: Lynne Lagarde (602) 265-0094
City's Project Coordinator: Bill Verschuren (480) 312-7734

Project Summary: This case is being submitted to conform to a stipulation in a previous zoning case requiring that a site plan be approved for this parcel.

Related Cases: 43-ZN-1994

Property Information

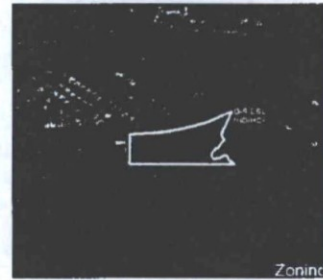
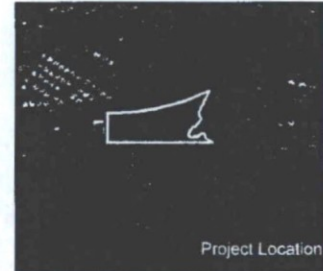
Location: Dynamite Blvd. at 99th Street alignment
Parcel size: 17.15 acres
Current Zoning: C-2 HD ESL (Central Bus. Dist., Hillside Dist., Environmentally Sensitive Land)
Current GP designation: Commercial
Proposed Use: Commercial and Office development
Adjacent Land Uses: North - Patio homes
 South - Patio homes
 East - Estancia Golf Course
 West - Golf Course maintenance facility
Adjacent Zoning: North - R-4R ESL
 South - R-4R ESL
 East - OS ESL
 West - R1-35 ESL

Development Information

Number of units/lots: 11 Building pods on 1 lot
Floor area: 149,919 square feet
Density/Intensity: Allowed by Ordinance - 0.8 FAR
 Proposed - 0.2 FAR
Building Height: Allowed by Ordinance - 36' maximum
 Proposed - 28'-30' (Courtyard buildings), 22' (along southern portion of the site)
Open Space: Required - 226,414 square feet (30.3%)
 Provided - 252,040 square feet (33.7%)
Setbacks: Required:
 North - 80-100' (Scenic Corridor)
 South - 25'
 East - 0'
 West - 50'

Transportation Information

Trips Generated: Projected - Total of 4,072
Parking: Required - 690 spaces
Adjacent Streets: Pre-development - 7,000 vehicles/day
Median Breaks: 2 median breaks proposed
Adjacent Streets: Pre-development Level of Service -



Proposed:
 North - 80-100' with 90'-95' average
 South - 25'
 East - 10'
 West - 105'

Peak Hour - 217 (AM peak); 281 (PM peak)
Provided - 552 spaces (shared parking application at DRB process)
Post-development - 11,072 vehicles/day
 Post-development Level of Service -

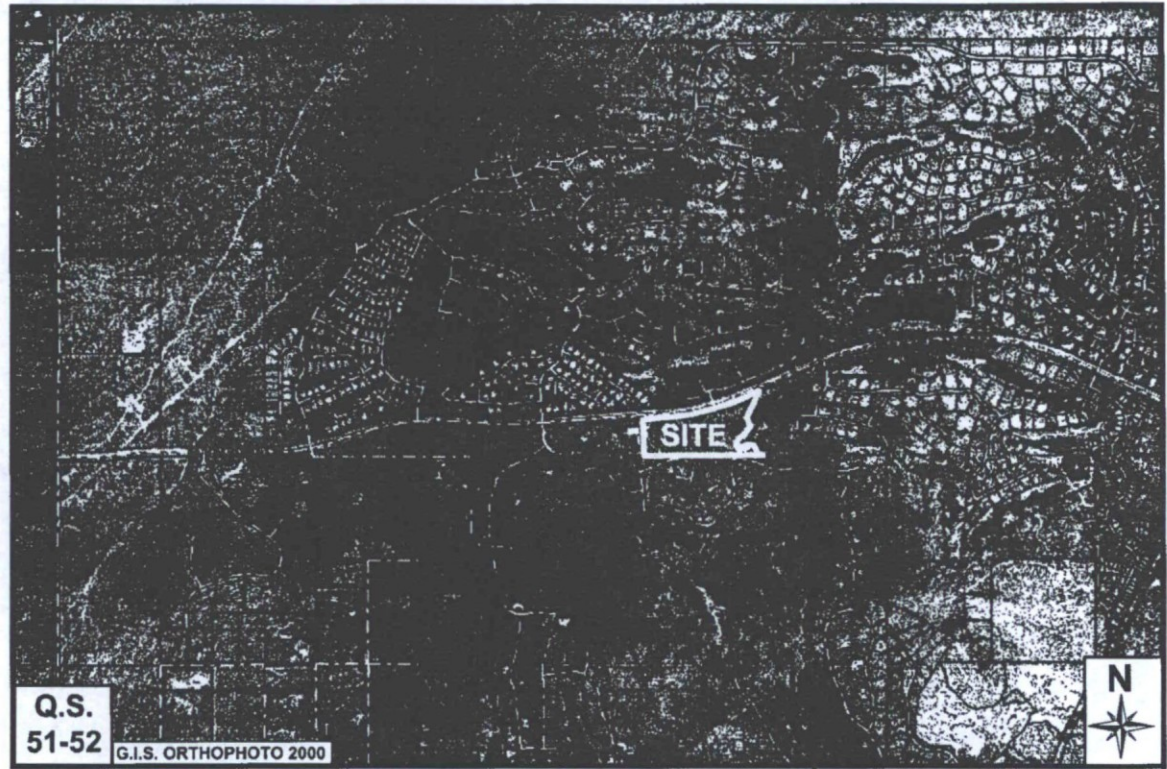
Project Narrative

The Village at Estancia:

The Village at Estancia is a low-density mixed-use development offering retail shops, executive office and office condominiums, and restaurants. The project is sensitively integrated into the surrounding landscape, while the architecture draws from the established local vernacular. Intimate courtyards give way to scenic expanses, and staggered building masses relate to the constantly sloping topography, natural features such as rock outcroppings, and distant views.

Case # 476-PA-2001

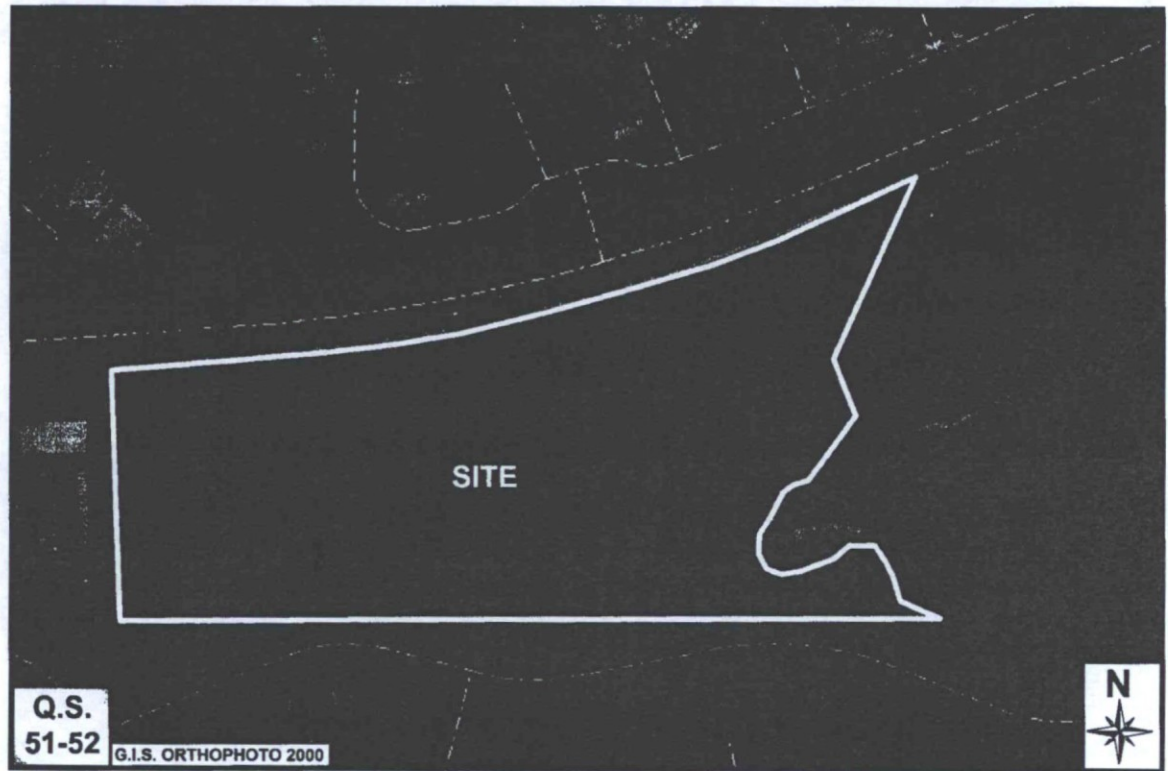
476-PA-2001
01/28/2002



The Villages at Estancia

10-ZN-2002

ATTACHMENT #2



Q.S.
51-52

G.I.S. ORTHOPHOTO 2000

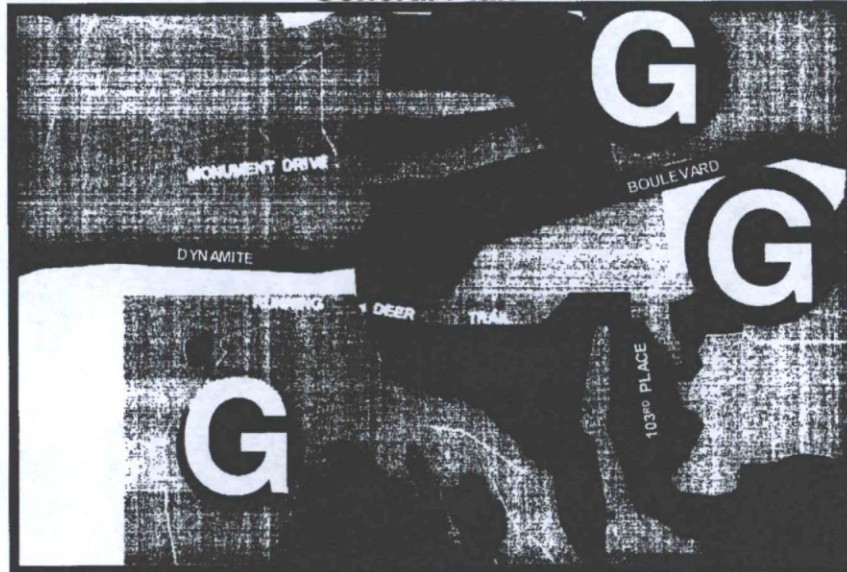





















10-ZN-2002

The Villages at Estancia

ATTACHMENT #2A

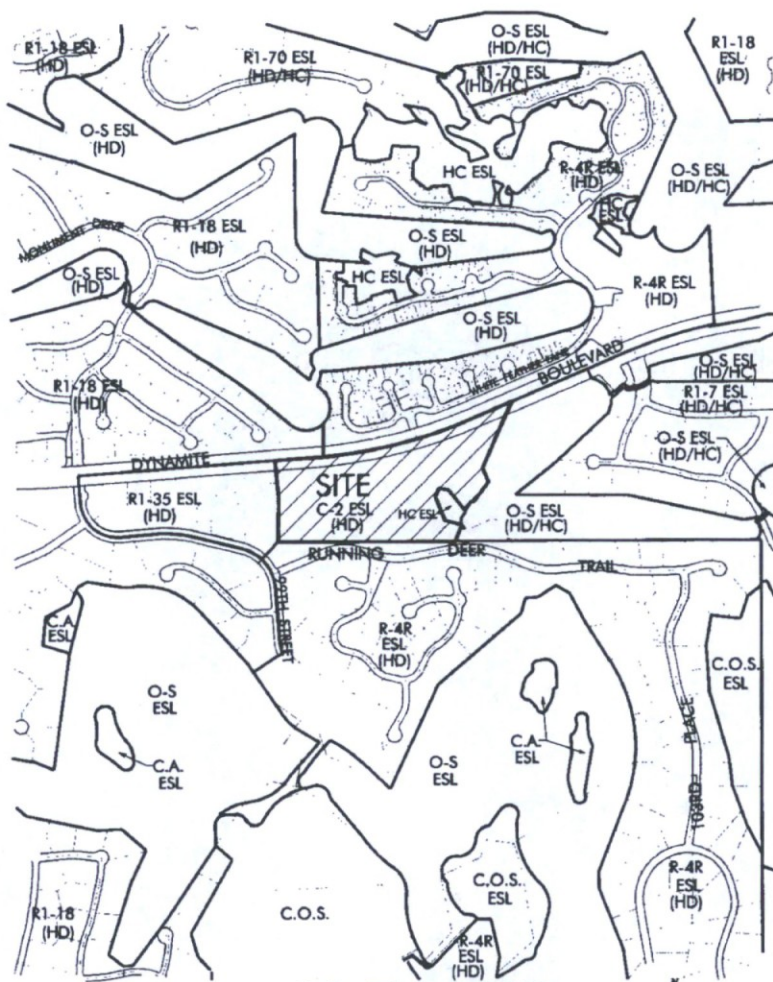
General Plan



- | | |
|---|---|
|  Rural Neighborhoods |  Commercial |
|  Suburban Neighborhoods |  Office |
|  Urban Neighborhoods |  Employment |
|  Mixed-Use Neighborhoods |  Natural Open Space |
|  Resorts/Tourism |  Developed Open Space (Parks) |
|  Shea Corridor |  Developed Open Space (Golf Courses) |
|  Mayo Support District |  Cultural/Institutional or Public Use |
|  Regional Use District |  State Trust Lands under State Land
Commissioner's Order #078-2001/2002 |
|  McDowell Sonoran Preserve (as of 3 /2002) | |
|  Recommended Study Boundary of the McDowell Sonoran Preserve | |
|  City Boundary | |



10-ZN-2002
ATTACHMENT #3



10-ZN-2002

ATTACHMENT #4



STIPULATIONS FOR CASE 10-ZN-2002

NOTE: CHANGES AND ADDITIONS MADE AFTER THE JUNE 12, 2002 PLANNING COMMISSION HEARING ARE IN BOLD CAPS.

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO SITE PLAN.** Development shall conform with the site plan submitted by GSA Tyndall and dated 3/27/02. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **SCENIC CORRIDORS.** The scenic corridor width along Dynamite Rd. shall be a minimum of 80 feet **AND AN AVERAGE OF 100 FEET IN WIDTH**, measured from the outside edge of the street right-of-way. Unless otherwise approved by the Development Review Board, the scenic corridor shall be left in a natural condition.
3. **PEDESTRIAN ACCESS.** With the Development Review Board submittal, the developer shall submit a plan providing pedestrian access to the commercial and recreational areas on and adjacent to the site.
4. **OUTDOOR MUSIC.** There shall be no outdoor music audible from any point on any residential lot in the surrounding area.
5. **BUILDING HEIGHT. ALL OF THE BUILDINGS ADJACENT THE SOUTH PROPERTY LINE SHALL NOT EXCEED 22 FEET IN HEIGHT AS MEASURED FROM THE FINISHED FLOOR AND 30 FEET AS MEASURED FROM EXISTING GRADE AND SHALL BE USED FOR OFFICE USES ONLY.**

ENVIRONMENTAL DESIGN

1. **ALTERATIONS TO NATURAL WATERCOURSES.** Any proposed alteration to the natural state of watercourses with a 100 year peak flow rate estimated between 250 cfs and 749 cfs shall be subject to Development Review Board approval.
2. **NATURAL AREA OPEN SPACE (NAOS)-IDENTIFICATION.** With the Development Review Board submittal, the developer shall submit a plan for the site identifying the required NAOS and a table identifying, as to each lot and tract, the required amount of NAOS, the percentage of slope, and the type of land form.
3. **NATURAL AREA OPEN SPACE GRAPHIC AND CALCULATIONS.** With the Development Review Board submittal the developer shall provide a detailed graphic including calculations showing the location and amounts of all NAOS (Natural Area Open Space) areas, all site improvements including drainage structures and all areas to be graded. The graphic shall include the location of areas to be left in a natural condition and areas proposed to be re-vegetated and their percent of the total NAOS area showing conformance with the Hillside Development Standards. The submittal shall include a detailed plan for re-vegetating areas of disturbance.
4. **NATURAL AREA OPEN SPACE-DEDICATION, CONVEYANCE AND MAINTENANCE.** With the Development Review Board submittal, the developer shall submit documents, to the satisfaction of city staff, showing that all required NAOS shall be dedicated or conveyed in conformance with the Scottsdale Revised Code and permanently maintained as NAOS.
5. **NATURAL AREA OPEN SPACE-STAKING.** Before issuance of any building permit for the site, the developer shall survey all NAOS boundaries and stake all boundaries between NAOS areas

ATTACHMENT #5

- and development, in conformance with the approved grading plan. Such surveying and staking shall be subject to inspection and approval prior to construction in each development phase.
6. NATURAL AREA OPEN SPACE-PROTECTION DURING CONSTRUCTION. Before any construction on a lot, the developer shall protect the NAOS on and adjacent to the lot to the satisfaction of city staff, so that access to the construction is within the construction envelope or designated driveway.
 7. NATURAL AREA OPEN SPACE-ADJACENT FENCES. All fences located adjacent to NAOS shall be constructed as view fences with three (3) feet or less of solid, opaque wall above the natural grade.
 8. NATURAL AREA OPEN SPACE-REVEGETATION. Before final site inspection, the developer shall revegetate NAOS in conformance with the Scottsdale Zoning Ordinance, to the satisfaction of city staff.
 9. BOULDERS AND BEDROCK OUTCROPS. With the Development Review Board submittal, the developer shall submit a plan identifying all boulders larger than four (4) feet in diameter and all bedrock outcrops.
 10. HEIGHT OF NON-INDIGENOUS PLANT MATERIAL. Non-indigenous plant material which has the potential to reach a mature height greater than 20 feet shall not be planted on the site. A plant list that complies with this stipulation is subject to Development Review Board approval. The developer shall state this stipulation on the final plans.
 11. NON-PROTECTED NATIVE PLANTS. Native plants which are not protected by the Scottsdale Revised Code native plant provisions, but which are necessary for on-site revegetation, are suitable for transplanting, or are necessarily uprooted for road building or similar construction, as determined by city staff, shall be stockpiled during construction and shall be replanted in on-site landscape areas by the developer before the final site inspection.
 12. LOCATION OF INTERNAL STREETS AND DRIVEWAYS. Before the Development Review Board submittal, the developer shall stake the alignments for all internal streets and driveways subject to inspection by city staff to confirm that the proposed alignments result in the least environmental and hydrological impact. The Zoning Administrator may approve the use of rectified aerial photographs in lieu of on-site staking.
 13. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be 14 feet above natural grade in conformance with 28-Z-89. **WITH THE DEVELOPMENT REVIEW BOARD SUBMITTAL, THE DEVELOPER SHALL PROVIDE DETAILS, LIGHTING AND FIXTURE CUT SHEETS OF THE PROPOSED EXTERIOR LIGHTING, AS WELL AS PHOTOMETRIC ANALYSIS OF THE SITE, AND A ELECTRONIC COPY OF THE PHOTOMETRIC ANALYSIS OF THE SITE TO THE SATISFACTION OF CITY STAFF. ALL LIGHTING SHALL COMPLY WITH THE OUTDOOR LIGHTING STANDARDS OF THE SCOTTSDALE ZONING ORDINANCE AND THE LOW LEVEL (OUTER URBAN AND RURAL RESIDENTIAL AREA) CITY LIGHTING POLICY. THE DEVELOPER SHALL INCORPORATE INTO THE PROJECT'S DESIGN A 3 (THREE) TIERED (PRE-CURFEW, POST-CURFEW 1, POST-CURFEW 2) LIGHTING SYSTEM THAT SHALL BE CONTROLLED BY AN AUTOMATIC PROGRAMMABLE CONTROLLER.**
 14. MAINTENANCE AND PRESERVATION-RECORDED AGREEMENT. Before any building permit for the site is issued, the developer shall record an agreement, satisfactory to city staff, detailing the maintenance and preservation by the developer and its successors of all common areas, landscape buffers, natural areas, drainage easements and private access ways on the site and abutting rights-of-way. These designated areas shall not be accepted for maintenance or be accepted for ownership by the city without the approval of the City Council.

15. FINAL CONSTRUCTION ENVELOPES. Before issuance of any building permit for the site, the developer shall stake the construction envelopes for inspection by city staff. All construction shall take place inside the construction envelopes. With the final plat submittal, the developer shall submit an unrecorded supplemental document identifying the construction envelopes.

MASTER PLANS

1. MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN. Before any other submittal to the Development Review Board, the developer shall submit its Master Environmental Design Concept Plan for Development Review Board review. The Master Environmental Design Concept Plan shall address the following:
 - a. Open space design concepts for open space areas, including location, plant and landscape character, open space corridors, trails and bikeways, Desert Greenbelt solutions and integration of drainage plans.
 - b. Native plant relocation program and revegetation guidelines for each parcel.
 - c. Overall streetscape concepts which incorporate streetside and median landscape design concepts, plant and landscape materials, and perimeter and screen wall designs and locations.
 - d. Typical outdoor lighting plan for streetlights and concepts and general specifications for parking lot lighting.
 - e. General design and architectural themes assuring overall design compatibility of all buildings and structures on the site.
 - f. General signage/graphic concepts for development signs, including locations and typical design concepts.
 - g. Responsible parties for the construction and maintenance of specified open space, paths and trails, walls, signs and drainage facilities.
 - h. Multi-use trail design and use, including trail design standards and alignment, design and location of trail amenities, management and controls on trail use and implementation of plan recommendations through city ordinances and policies.

CIRCULATION

1. ACCESS RESTRICTIONS. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. Dynamite Boulevard - The developer shall dedicate a one-foot wide vehicular non-access easement on this street except at the approved site driveways.
 - b. Dynamite Boulevard - There shall be a maximum of two site driveways with a minimum of 660 feet between the driveways. The eastern driveway shall align with the existing driveway on the north side of Dynamite Boulevard.
2. MEDIAN RECONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall reconstruct the existing median on Dynamite Boulevard, to provide left-turn access into and out of the site at both site driveways, to the satisfaction of city staff; and shall relocate any existing landscaping that will be displaced, as determined by city staff. The developer shall construct left-turn deceleration lanes on Dynamite Boulevard at both site driveways.
3. AUXILIARY LANE CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct right-turn deceleration lanes on Dynamite Boulevard at both site driveways, in

conformance with the Design Standards and Policies Manual.

4. PEDESTRIAN CIRCULATION PLAN. With the Development Review Board submittal, the developer shall submit an updated Pedestrian Circulation Plan for the entire site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways. This plan shall show a minimum of one, maximum of two, pedestrian connections to the adjacent property to the south. The developer shall obtain a letter from the Estancia Homeowner's Association that provides an opinion on the location of these pedestrian connections to the adjacent property to the south. This letter shall be submitted with the first Development Review Board submittal (project) for the site.
5. MULTI-USE TRAIL. Before any certificate of occupancy is issued for the site, the developer shall construct a multi-use trail along Dynamite Boulevard that will match the existing trail to the west. The trail shall be contained within a trail easement, which shall match the width of the scenic corridor easement, but shall not be less than 15 feet in width. The developer shall dedicate the trail easement to the city within twelve (12) months of City Council approval. The alignment of the trail shall be subject to approval by the city's Equestrian Coordinator prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual - Landscaping and Parks.

DRAINAGE AND FLOOD CONTROL

1. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes that exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges. *Propose drainage easement dimensions for conveyance of off-site storm water runoff through the parcel. Show the proposed drainage easement on the Grading & Drainage Plan.*
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements relating to project phasing.
 - f. *Provide the pre- and post-development 100-year flows on the Grading & Drainage Plan, at the entry and exit points of the parcel.*
2. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.

ADDITIONAL INFORMATION FOR CASE 10-ZN-2002

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES.** The approved development program, including intensity, may be changed due to drainage issues, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed development program.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. a plan indicating the treatment of washes and wash crossings,
 - b. wall design,
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. scenic corridors,
 - e. improvement plans for common open space, walls, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
 - f. major stormwater management systems,
 - g. Vista Corridor watercourses (all watercourses with a 100 year flow of 750 cfs or greater),
 - h. alterations to natural watercourses (all watercourses with a 100 year flow of 250 cfs to 749 cfs),
 - i. walls adjacent to Vista Corridors and NAOS tracts and corridors,
 - j. signage,
 - k. Master Environmental Design Concept Plans.
3. **REVEGETATION OF SCENIC CORRIDORS.** The Development Review Board may approve revegetation of the Scenic Corridors.
4. **BOULDER AND ROCK OUTCROPS PROTECTION.** The protection and maintenance of boulder and rock outcrops shall be subject to Development Review Board approval.
5. **NATIVE PLANT PRESERVATION.** The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

ENGINEERING

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee,

ATTACHMENT #6

water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee

3. CITY CONTROL OF ACCESS. The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

SUPPLEMENTAL INFORMATION FOR CASE 10-ZN-2002

SITE DETAILS

EXISTING USE: VACANT LAND
NUMBER OF BUILDINGS/DESCRIPTION: 13 Proposed
PARCEL SIZE: 17.1524 AC
BUILDING HEIGHT ALLOWED: 36 ft.
EXISTING BUILDING HEIGHT: N/A
FLOOR AREA: N/A
PARKING REQUIRED: N/A
PARKING PROVIDED: N/A

TRAFFIC IMPACT

Retail, restaurant, bank and some office uses will front Dynamite Boulevard, with the bulk of the office buildings along the back of the site. The following table shows the estimated trip generation for the heaviest peak hour, the PM; and for the typical weekday (24 hour total).

LAND USE	SQ. Ft. (1000's)	PERCENT PASS-BY TRIPS	TRIPS - PM PEAK HOUR ENTER	TRIPS - PM PEAK HOUR EXIT	TRIPS - 24 HOUR TWO - WAY VOLUME
Office - General	92.11	0	23	114	1014
Retail - Specialty	25.9	20	23	31	843
Restaurant - Quality	19.5	30	69	34	1228
Bank - Drive - in	6.2	40	102	102	987
Total	143.7		217	281	4072

The trip numbers reflect a reduction for pass-by trips. These are trips that are not caused by the project, but are drawn into the site from the ambient traffic on Dynamite Boulevard. In this case, for example, for the restaurant use, 70% of the trips would be brought to the area because of the restaurant, while 30% would be in the vicinity anyway for other purposes.

The applicant points out that there would be more trips generated if, as allowed by zoning, the office development were replaced with additional retail development. That non-office alternative would have produced an, adjusted for pass-by, trip total of 6054, an increase of 33% over what is being proposed.

**Citizen Review Report
Villages at Estancia**

1. April 5th – Letter mailed by Stan Norse, Estancia Community Association Manager to 50 homeowners regarding the project and meeting planned for April 17.
2. April 17th - Neighborhood meeting with Estancia homeowners at 7PM Estancia Community Association Office. Map attached illustrates persons notified of this meeting, and the letter sent to them.

Summary of issues from Estancia community meeting:

- a. Neighbors inquired of possibility of traffic signal at the site main entrance.
- b. Request was made to move the westernmost site building more to the north to provide better buffer to the residents.

**Citizen Review Plan
Case 476-PA-2001/ 10-ZN-2002
The Villages at Estancia**

Introduction

Known as Parcel T in the Troon North Master Plan, this property is zoned C-2 (Central Business District) and is within the Environmentally Sensitive Lands District. The property has had commercial zoning since the mid 1980's. The stipulations of Case 43-ZN-1994 required that the City Council approve the site plan. No previous site plan approvals have been made for this property. This request will be heard by the Planning Commission and City Council in the summer of 2002.

1. Residents, property owners, homeowners associations, interested parties, political jurisdictions, and public agencies that may be affected by this application:

The following are neighboring property owners and subdivisions that are immediately adjacent to Parcel T and will be notified of this request:

La Scala/Estancia – south
Troon Golf – east
On the Green – north and northeast
The Highlands at Troon North – northwest
Estancia – west

On a larger scale, the Troon North Homeowner's Association, The Estancia Homeowner's Association, and the Coalition of Pinnacle Peak will be interested in this request.

2. Interested parties identified in #1 above will be notified that an application has been made by the following methods:

- a. Mail out to all property owners and subdivision associations within 750 feet
- b. Fact sheet posted on City of Scottsdale website
- c. Early notice sign posted on property

3. Interested parties identified in #1 above will be informed of the substance of the application by the following methods:

- a. Written notices above will describe the project details
 - b. At neighborhood meetings, a copy of the site plan will be provided for interested parties review.
-

4. Interested parties will have an opportunity to discuss this application before the first public meeting. The two opportunities are:

- a. April 17, 2002
- b. A second meeting with the Troon North community on a date to be determined is planned.

5. The following is a schedule for completing the Citizen Review Process:

April through May – Applicant to collect comments from the area property owners

May 3rd – incorporate changes into plan and send update of plan revisions to parties from sign-in sheet at open houses

May 29th - Planning Commission Hearing

July 2nd – City Council Hearing

6. The applicant shall keep the City Staff updated regarding their additional efforts for Citizen Review by providing meeting notes and minutes.

Troon Parcel T / Troon North Hot Meeting

Monday, May 13 2:07pm

Please sign in ...

Name	Address	Phone No.
Jayna Shewak	City of Scottsdale	480-312-7059
Decima Seyer	City of Scottsdale	480 312 4124
Cindy Peters	2007 FAIRWAY DRIVE *	480-585-0135
ROSANNE BARTIG	9658 E Mark Lane	480-563-9401
Jim Hunsbeger	12424 N. 74th	480-513-7590
Abe Hebert	9813 E Gamble Lane Scottsdale 85262	480 502 1119
Inez H Rosenmeier	9895 E. Hidden Green Dr	480-585-7995
Michael Duffy	1627 E. SAGUARO BLVD - Fountain Hills	480-837-8700
MARLENE SULLIVAN 480-502-3033	9799 E. Hidden Green Dr Scottsdale 85263-	

send mail
here

* RICHLAND, WA 99352

5/13/02
Parcel T

Lynne introduced the project & project.

Doug discussed the site plan -

Condo - office - low scale residential 'feel'

Specialty retail - ^{Single story} "El Pedregal" style

Drugstore - ^{2 story}

Restaurants -

Jim H What is the tallest building? 22' from PF per (Doug)

Jim H Is this a phased project? Yes (Doug)

JH Parking for K- provided in cul-de-sac Lynne
all of buildings are single story
but may have a truck under
lower level

JH Golf Tee box: there needs to be building protection
Lynne explains why the owner selected the area
for buildings to look at golf course.

Lynne explains zoning history

Doug - Near Bushas (His other project in Canyon)

Neighbors - why the daughter?
Dony looking at
map if someone else
in the plan - or remove
it.

-Traffic signals -
Explained that the signal
is a wait + see situation
Tps must want the
road.

-How much notice is provided -
Wymie showed map of 750'
radius diameter

-What kind of market analysis has been done?
Dony explained the demo graphic
people & the user.

Explain the site layout - Dony explained
executive suite due concept on 2nd floor
No bumper king, but high-end restaurants
Masters, celebration of golf, Paul's Party
Dony explained that the estimate was
to fast advantage opposed, but would
rather not see it.
Wymie explains the site makes the user
of the project work.

DH Villages at Estancia - Name? Dony will name the
project

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Telefax 265-2195

3101 N. Central Avenue
Suite 1000
Phoenix, Arizona 85012

TRANSMITTAL

TO: Jayna Shewak FROM: Lynne A. Lagarde
City of Scottsdale DATE: May 3, 2002
RE: Pinnacle Estancia/100th & Dynamite

THIS COMMUNICATION CONTAINS CONFIDENTIAL AND ATTORNEY-PRIVILEGED INFORMATION INTENDED FOR THE USE OF THE ABOVE DESIGNATED RECIPIENT ONLY AND NON-AUTHORIZED COPYING OR DISTRIBUTION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE CONTACT OUR OFFICE IMMEDIATELY THANK YOU

VIA FAX/NUMBER: 480-312-7088 No. of Pgs. 9
(Including this page)
 VIA MAIL
 VIA MESSENGER

DESCRIPTION:

Citizen Outreach information re Parcel T at Troon North

Copies to: Bill Verschuren (480-312-7088)
Decima Sever " "
Randy Grant " "
Doug Dragoo (480-488-4780)

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Telefax (602) 265-2195

3101 N. Central Avenue
Suite 1000
Phoenix, Arizona 85012

MEMORANDUM

VIA FACSIMILE
480-312-7088

TO: Jayna Shewak
FROM: Lynne A. Lagarde
DATE: May 3, 2002
RE: Pinnacle Estancia/100th & Dynamite
Parcel T at Troon North/Citizen Outreach

We have previously provided the following Citizen Outreach information related to the site plan approval request for Parcel T at Troon North:

1. Letter to Decima Sever, Citizen Liaison, dated April 12, 2002, with initial information relative to Troon North and Estancia Association open houses, including Estancia property owner letter and initial notice list
2. Follow-up Estancia notice list of April 30, 2002, with identification of specific lots that received notice
3. Notification list of Troon North property owners within 750 feet for open house just scheduled for Monday, May 13, at 7:00 p.m. at the Troon North Golf Club

Attached herewith are 1) the initial Estancia letter of April 3, 2002, requesting information and citing preliminary concerns, all of which were addressed at the Estancia open house on Wednesday, April 17; 2) a Meeting Notes Summary and attendance list for the Estancia open house; 3) Troon North open house invitation.

Cc: Bill Verschuren
Decima Sever
Randy Grant
Doug Dragoo

D:\WORK\Projects\Estancia\memor\020503.doc

RECEIVED APR 6 2002

ESTANCIA
COMMUNITY ASSOCIATION, INC.

April 3, 2002

Lynne A. Lagarde
EARL, CURLEY & LAGARDE
3101 N. Central Avenue # 1000
Phoenix, AZ 85012

By Fax & Regular Mail

Dear Lynne:

The Board of Directors of the Estancia Community Association has reviewed the information submitted for the 12 acre commercial site adjacent to Estancia. We are currently notifying all appropriate property owners within Estancia regarding the meeting scheduled for Wednesday, April 17, at 6 PM in the Community Visitor Center.

After our review we would offer the following comments which we feel need to be addressed at this meeting.

- A. The name of the development "The Village at Estancia" is not acceptable. This property is not now nor has never been associated with Estancia and we do not feel that such an association is proper. The Estancia Community Association and the Estancia Club hold rights to that name and will not give their permission for its use in this case.
- B. The other major concern involves the location of Building K and its servicing drive. Because it is surrounded by elevated land on the Troon North sides it does not seem to have any quality views except towards Estancia, unless the building is elevated significantly above the adjacent Estancia property. It would seem more appropriate for that area to be added to the NAOS open space for the site and for Building L to be expanded and the NAOS surrounding it reduced. Building L appears to have a much better view of the golf course areas.
- C. The driveway serving Building K appears to come up to our property line meaning that no landscape buffering can occur except on our side of the property line. Because of the potential for car lights to be shining directly at units within Estancia we would object unless we were provided with sufficient money to create an agreeable landscape buffer.

- D. Night lighting of buildings and parking/driveway areas is of concern, especially on the south end of the property. We request indications that building lighting will be kept to a minimum, that it will be indirect in all cases and that parking lighting will be accomplished with low level bollards rather than elevated pole lights.
- E. No signs should appear on the faces of office buildings facing into Estancia and will be minimized on all other buildings on faces directed into the community.
- F. We would like to see a copy of the drainage study and how water is to be handled on the property and where it will eventually leave the property.
- G. We would ask that a stipulation be made that no outside noise or music will be permitted, even in restaurants.
- H. The area south of the office complexes does not seem to provide a fire access for the rear of those buildings. How will this be handled?

We are sure that the traffic impact has been studied and reviewed with the City of Scottsdale. It is our belief that with the amount of traffic on Dynamite Boulevard currently, the main entry/exit to this site will need to be controlled with a traffic light or significant traffic problems could occur. Please let us know if you are proposing this to the City or whether it has been discussed.

We look forward to reviewing these items and any other Estancia property owner's questions that may arise for the meeting on the 17th. If there are any questions regarding the above issues please feel free to contact Stan Norse to discuss them with him.

Sincerely,
For the Board of Directors


Scott Morrison
President

CC: Board of Director Members

ESTANCIA COMMUNITY ASSOCIATION
OPEN HOUSE OF
WEDNESDAY, APRIL 17, 2002

Meeting Notes Summary

Doug Drago introduced himself as the developer of the Troon North Parcel T office/retail proposal. Doug advised the group of his prior projects in Carefree and explained that the Parcel T was proposed to be developed primarily with office condos, some second level retail in the central portion of the site along Dynamite, a drug store and potential restaurant uses. Doug said that the architects had been directed to provide appropriate screening from adjacent residential uses, and that he was willing to work with the Estancia community on any additional screening deemed necessary.

In response to the concerns in the Estancia letter of April 3, Doug explained that the name "Estancia" would not be part of the project name and that he anticipated locating his own office in Building K because it did indeed have dramatic golf course fairway views. He showed the group potential headlight screening and buffering techniques for the Building K driveway that had been prepared by the architects, including a masonry wall and landscaping and/or berming and landscaping.

We also explained the site plan approval process through the Planning Commission and City Council public hearings and indicated a tentative date of May 29, 2002, for the Planning Commission hearing.

Residents asked questions related to screening of refuse and loading areas, low-level lighting, signage, signalization and widening of Dynamite, construction hours, and timing of project construction. Mr. Drago stated that it was his intention to have low-level bollard lighting and no building signage facing Estancia. We agreed to follow-up with the City relative to signalization and the timeframe for the expansion of Dynamite Boulevard to 6 lanes. There was concern about the safety of exiting both Parcel T and Estancia itself due to poor visibility of westbound Dynamite traffic. We have since contacted the City and advised Estancia that no traffic signal has been planned at this location, that signalization would be based upon meeting warrants per City policy, and that the widening of Dynamite is not in the City's 5-year CIP program.

We proposed the attached stipulation relative to outdoor music in response to that concern in the April 3 letter and agreed to follow-up on the fire access and drainage report requests. Mr. Drago explained that the project would be phased, with initial construction anticipated to begin within 12 months and final completion of the project within 2 years. Estancia residents requested enforcement of reasonable construction hours and noise on the construction site, particularly the playing of radios.

The other concerns discussed related to the proposed drug store and mitigation of its impact on Estancia, including its height, screening of loading areas and dumpster activity and buffering of the building itself with additional landscaping walls, berming, etc. as appropriate, which Mr. Dragoo also agreed to work with Estancia to accomplish. Estancia residents requested that the drug store location be staked, and the staking is being provided as requested.

The general consensus of the group at the Estancia open house seemed to be that the office condo use was relatively low intensity and the project as a whole not objectionable. The drug store use was the only area of some concern, but the initial location staking appeared not as visible from Estancia as anticipated and potentially acceptable, according to Stan Norse. A height staking is pending.

Estancia subsequently held its annual association meeting on April 22, and the Parcel T proposal was again discussed with no additional concerns, other than the drug store height needing to be confirmed, according to Stan Norse.

ORNDORF Associates (Specialized Marketing) Home, Inc.

OUTDOOR MUSIC STIPULATION

There shall be no outdoor music audible from any point on any residential lot in the surrounding area.

4-17-02 Estancia

NAME	ADDRESS	PHONE
JACK CASTRO VIANI	9727 E. BAKAJADA RD.	
Scott Morrison	10687 E. Munk Ln	780-473-5280 (H)
ROBERT HOWE	9998 E. BLUE SKY DR.	480-419-0194
Bob Schmitt	2997 99 TH PL	480-473-4410
JACK O'KEEFE	BOX 5202 C'FREE	480-488-5728
MICHAEL PORTER	8912 PINNACLE PEAK	480-538-9200
Craig/Kathi Juntunen	10009 E. Blue Sky	480 502 2393
Rob Yedor	9743 C MONUMENT	480 585-5590
Bob & Sue Gurby	8539 Camino Viver	485-585-0805



May 2, 2002

316 North Tejon, Suite 200
Colorado Springs, CO 80903
ph: (719) 534-5564
fax: (719) 534-0484

7208 Ho Road
P.O. Box 5061
Carefree, AZ 85377
ph: (602) 488-0360
fax: (602) 488-1703

Re: Open House/ Parcel T at Troon North

Dear Neighbor,

We would like to invite you to an upcoming open house to review our site plan proposal for "Parcel T" at Troon North on Monday May 13, 2002 at 7:00 p.m. at the Troon North Golf Club located at 10320 E. Dynamite Road. Parcel T is a 17-acre parcel, zoned C-2 in 1990 as part of the Troon North Master Plan, and is located on the south side of Dynamite Boulevard immediately east of the Estancia Golf Course maintenance facility and south of the On the Greens subdivision. We will have presentation graphics at the open house meeting to illustrate the proposed site layout and elevations for this project. We are currently in the review process with the City of Scottsdale and your input is a valuable step in this process. We look forward to seeing you at the meeting. If you are unavailable to attend and have any questions please do not hesitate to call me.

Sincerely,



Doug Drago

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2002 Professional Commercial-Investment Real Estate Service
Individual Members

009/009

EARL CURLEY

05/03/02 15:25 602 265 2185

ESTANCIA
COMMUNITY ASSOCIATION, INC.

June 3, 2002

Honorable Mary Manross, Mayor
And City Council Members
CITY OF SCOTTSDALE
7447 E. Indian School Road
Scottsdale, AZ 85251

Dear Mayor Manross and Council Members:

RE: 10 - ZN - 2002

The Board of Directors of the Estancia Community Association and a number of the residents of our community have reviewed the site plan being proposed on the above project. With the changes which have recently been incorporated into the plan and those shown on the Conceptual Landscape Plan dated May 22, 2002 (attached) we support the plan being proposed.

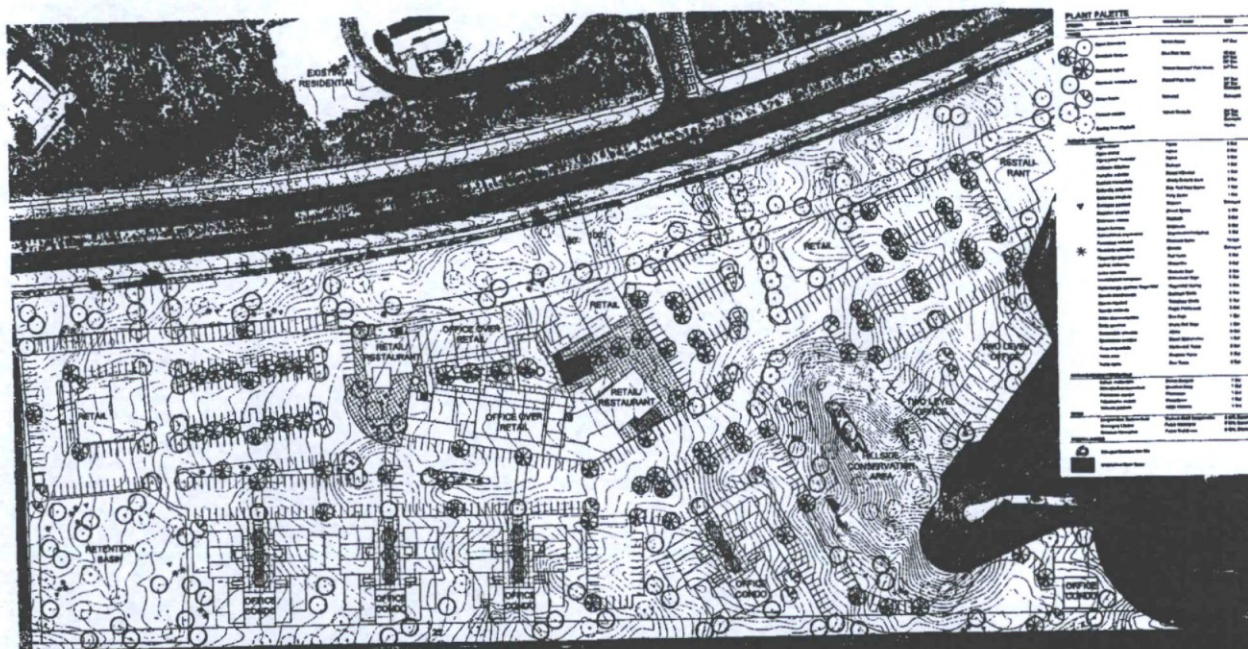
It is our belief that the site plan and proposed development will be incorporated into the site in a tasteful fashion. We appreciate that the developer reviewed his plans with the community and agreed to modifications to the original plans following these discussions. This cooperation makes us believe that the final project will be one that is acceptable to the Estancia neighbors.

We will continue to observe with interest as the project progresses.

Respectfully,
For the Board of Directors


John Castrogiovanni
President

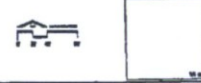
CC: Planning Commission, Chairman, David Gulino
Planning Department, Bill Verschuren



PLANT PALETTE

Symbol	Plant Name	Quantity
○	Small Tree	100
○	Medium Tree	50
○	Large Tree	20
○	Shrub	200
○	Grass	1000
○	Flower Bed	5
○	Water Feature	1
○	Light Pole	10
○	Sign	5
○	Other	10

CONCEPTUAL LANDSCAPE PLAN
May 22, 2002



Parcel "T" at Troon North
Scottsdale, Arizona

PARAGON PROPERTIES

DESIGN WORKSHOP
BSA TYNDALL ARCHITECTS
FRIEDHOFF CIVIL ENGINEERS



TROON NORTH ASSOCIATION
8711 E. Pinnacle Peak Road, Suite D-100
Scottsdale, AZ 85255-3458
(480) 513-7390 Fax (480) 585-0643

June 6, 2002

Paragon Properties
Attn: Doug Dragoo
7208 Ho Road, Suite 16
P.O. Box 5061
Carefree, AZ 85377

VIA FAX- 488-4780

RE: Parcel T @ Troon North

Dear Mr. Dragoo:

Thank you for the conceptual design submittal for Parcel T at Troon North, and your presentation at the Troon North Country Club.

The Troon North Architectural Committee has approved the conceptual design as submitted, provided as previously agreed the removal of the stand alone drug store in the south west portion of the property. This area and use of the development will be resubmitted for approval at a later date.

A formal submittal must follow which will include working drawings, civil, and landscape plans, color palette and appropriate review fees.

Sincerely,

TROON NORTH HOMEOWNERS ASSOCIATION

Jim Hunsberger
On behalf of the
Architectural Review Committee

JH: ds(HOA/1)

Cc: Lynn Lagard VIA FAX- 602-265-2195
Joe Tyndall VIA FAX- 480-967-5453

TRAFFIC IMPACT
 10 ZN 2002
 Troon Parcel T
 5/30/02

This vacant parcel of land is on the south side of Dynamite Boulevard and is located one and one half miles east of Pima Road. It was rezoned to allow commercial use in 1989. This application is for approval of the site plan for a 143,700 square foot shopping center with office, specialty retail, a drive in bank, and restaurants.

Dynamite Boulevard is classified as a parkway, which calls for, ultimately six lanes, three lanes on each side of a landscaped median. Currently, Dynamite Boulevard is constructed with two lanes in each direction with a raised median.

Site Access

Access will be provided to this site by two driveways on Dynamite Boulevard. They will each be full median breaks, located approximately 750 feet apart. The eastern driveway will create a four-legged intersection, with the north leg serving a residential area on the north side of Dynamite Boulevard. The western driveway will be a tee intersection, serving only this site.

Optimum median break spacing is at least a 1320-foot separation, however, the earlier approved median break location further to the west is not needed due to a change from the planned use to a golf maintenance facility bordering this site to the west. This facility does not require direct access to Dynamite Boulevard. The nearest adjoining off-site median breaks on Dynamite Boulevard are located 1500 feet to the east of the proposed eastern median break, and 1450 feet to the west of the proposed western median break.

Trip Generation

Retail, restaurant, bank and some office uses will front Dynamite Boulevard, with the bulk of the office buildings along the back of the site. The following table shows the estimated trip generation for the heaviest peak hour, the PM; and for the typical weekday (24 hour total).

LAND USE	SQUARE FEET (1000's)	PERCENT PASS-BY TRIPS	TRIPS - PM PEAK HOUR ENTER	TRIPS - PM PEAK HOUR EXIT	TRIPS - 24 HOUR TWO-WAY VOLUME
Office - General	92.11	0	23	114	1014
Retail - Specialty	25.9	20	23	31	843
Restaurant - Quality	19.5	30	69	34	1228
Bank - Drive - in	6.2	40	102	102	987
Total	143.7		217	281	4072

The trip numbers reflect a reduction for pass-by trips. These are trips that are not caused by the project, but are drawn into the site from the ambient traffic on Dynamite Boulevard. In this case, for example, for the restaurant use, 70% of the trips would be brought to the area because of the restaurant, while 30% would be in the vicinity anyway for other purposes.

The Applicant points out that there would be more trips generated if, as allowed by zoning, the office development were replaced with additional retail development. That non-office alternative would have produced an, adjusted for pass-by, trip total of 6054, an increase of 33% over what is being proposed.

Current Operation

The entering and exiting PM peak hour trips were distributed between the west tee driveway and the east four-way driveway. Dynamite Boulevard will remain free flow, with the approaches from this shopping center, and the north leg of the east intersection, stop sign controlled. As is typical with arterial access, the left turns out of this shopping center at both driveways will have the longer delay. It is the length of this delay that will most affect future operation of the driveways.

Future Operation

Traffic signals are not planned at either Dynamite Boulevard driveway location for the foreseeable future, and no signal should be installed until warranted and considered acceptable by the City based on an evaluation of safety and traffic progression. Currently, there are no traffic signals east of Pima Road. Traffic signals on Dynamite Boulevard should be spaced, only when warranted, with ½ mile spacing. Excessive or randomly located traffic signals would hinder traffic progression.

At build-out of the City in the year 2020, Dynamite Boulevard is anticipated to have in excess of 20,000 vehicles per day in this area. This represents a significant increase of the current volume of 7,000 vehicles per day. As Dynamite Boulevard traffic increases in future years, the need for a possible traffic signal can be re-evaluated at the east, four-way, intersection. In conjunction with this evaluation, consideration could be given at that time to reconstructing the west tee intersection to be left-in only.

Conclusion

This application does not represent a change in land use or site intensification from that which is allowed under the existing zoning. The proposed site plan is consistent with the approved Troon North Master Circulation Plan. Two median breaks on Dynamite Boulevard will be adequate to serve the proposed development plan for the current and short-range future traffic conditions. The long-range future traffic conditions should be monitored and evaluated for the need to install a traffic signal at the eastern site driveway.

ORDINANCE NO. 3459

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF APPROVING OF A SITE PLAN FOR A MIXED-USE DEVELOPMENT LOCATED ON 17.15± ACRES AT TROON PARCEL T, LOCATED APPROXIMATELY ONE-QUARTER MILE EAST OF 97TH PLACE ALONG DYNAMITE BOULEVARD.

WHEREAS, Case No. 10-ZN-02 has been properly noticed for City Council consideration, pursuant to the requirements of the Zoning Ordinance of the City of Scottsdale and the statutes of the State of Arizona, and the necessary hearings have been completed; and

WHEREAS, the Council of the City of Scottsdale wishes to adopt a site plan and stipulations for the property known as Troon Parcel T.

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

Section 1. That the City Council approves the Site Plan as provided in Case No. 10-ZN-2002 and on Exhibit 2, attached hereto and incorporated by reference, for property known as Troon Parcel T, located approximately one-quarter mile east of 97th Place along Dynamite Boulevard.

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

PASSED AND ADOPTED by the Council of the City of Scottsdale this ____ day of July, 2002.

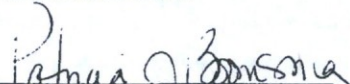
ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Sonia Robertson, City Clerk

By: _____
Mary Manross, Mayor

APPROVED AS TO FORM:

By: 
David A. Pennartz, City Attorney

ATTACHMENT #10

STIPULATIONS FOR CASE 10-ZN-2002

NOTE: CHANGES AND ADDITIONS MADE AFTER THE JUNE 12, 2002 PLANNING COMMISSION HEARING ARE IN BOLD CAPS.

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO SITE PLAN.** Development shall conform with the site plan submitted by GSA Tyndall and dated 3/27/02. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **SCENIC CORRIDORS.** The scenic corridor width along Dynamite Rd. shall be a minimum of 80 feet **AND AN AVERAGE OF 100 FEET IN WIDTH**, measured from the outside edge of the street right-of-way. Unless otherwise approved by the Development Review Board, the scenic corridor shall be left in a natural condition.
3. **PEDESTRIAN ACCESS.** With the Development Review Board submittal, the developer shall submit a plan providing pedestrian access to the commercial and recreational areas on and adjacent to the site.
4. **OUTDOOR MUSIC.** There shall be no outdoor music audible from any point on any residential lot in the surrounding area.
5. **BUILDING HEIGHT. ALL OF THE BUILDINGS ADJACENT THE SOUTH PROPERTY LINE SHALL NOT EXCEED 22 FEET IN HEIGHT AS MEASURED FROM THE FINISHED FLOOR AND 30 FEET AS MEASURED FROM EXISTING GRADE AND SHALL BE USED FOR OFFICE USES ONLY.**

ENVIRONMENTAL DESIGN

1. **ALTERATIONS TO NATURAL WATERCOURSES.** Any proposed alteration to the natural state of watercourses with a 100 year peak flow rate estimated between 250 cfs and 749 cfs shall be subject to Development Review Board approval.
2. **NATURAL AREA OPEN SPACE (NAOS)-IDENTIFICATION.** With the Development Review Board submittal, the developer shall submit a plan for the site identifying the required NAOS and a table identifying, as to each lot and tract, the required amount of NAOS, the percentage of slope, and the type of land form.
3. **NATURAL AREA OPEN SPACE GRAPHIC AND CALCULATIONS.** With the Development Review Board submittal the developer shall provide a detailed graphic including calculations showing the location and amounts of all NAOS (Natural Area Open Space) areas, all site improvements including drainage structures and all areas to be graded. The graphic shall include the location of areas to be left in a natural condition and areas proposed to be re-vegetated and their percent of the total NAOS area showing conformance with the Hillside Development Standards. The submittal shall include a detailed plan for re-vegetating areas of disturbance.
4. **NATURAL AREA OPEN SPACE-DEDICATION, CONVEYANCE AND MAINTENANCE.** With the Development Review Board submittal, the developer shall submit documents, to the satisfaction of city staff, showing that all required NAOS shall be dedicated or conveyed in conformance with the Scottsdale Revised Code and permanently maintained as NAOS.
5. **NATURAL AREA OPEN SPACE-STAKING.** Before issuance of any building permit for the site, the developer shall survey all NAOS boundaries and stake all boundaries between NAOS areas

EXHIBIT 1

- and development, in conformance with the approved grading plan. Such surveying and staking shall be subject to inspection and approval prior to construction in each development phase.
6. NATURAL AREA OPEN SPACE-PROTECTION DURING CONSTRUCTION. Before any construction on a lot, the developer shall protect the NAOS on and adjacent to the lot to the satisfaction of city staff, so that access to the construction is within the construction envelope or designated driveway.
 7. NATURAL AREA OPEN SPACE-ADJACENT FENCES. All fences located adjacent to NAOS shall be constructed as view fences with three (3) feet or less of solid, opaque wall above the natural grade.
 8. NATURAL AREA OPEN SPACE-REVEGETATION. Before final site inspection, the developer shall revegetate NAOS in conformance with the Scottsdale Zoning Ordinance, to the satisfaction of city staff.
 9. BOULDERS AND BEDROCK OUTCROPS. With the Development Review Board submittal, the developer shall submit a plan identifying all boulders larger than four (4) feet in diameter and all bedrock outcrops.
 10. HEIGHT OF NON-INDIGENOUS PLANT MATERIAL. Non-indigenous plant material which has the potential to reach a mature height greater than 20 feet shall not be planted on the site. A plant list that complies with this stipulation is subject to Development Review Board approval. The developer shall state this stipulation on the final plans.
 11. NON-PROTECTED NATIVE PLANTS. Native plants which are not protected by the Scottsdale Revised Code native plant provisions, but which are necessary for on-site revegetation, are suitable for transplanting, or are necessarily uprooted for road building or similar construction, as determined by city staff, shall be stockpiled during construction and shall be replanted in on-site landscape areas by the developer before the final site inspection.
 12. LOCATION OF INTERNAL STREETS AND DRIVEWAYS. Before the Development Review Board submittal, the developer shall stake the alignments for all internal streets and driveways subject to inspection by city staff to confirm that the proposed alignments result in the least environmental and hydrological impact. The Zoning Administrator may approve the use of rectified aerial photographs in lieu of on-site staking.
 13. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be 14 feet above natural grade in conformance with 28-Z-89. **WITH THE DEVELOPMENT REVIEW BOARD SUBMITTAL, THE DEVELOPER SHALL PROVIDE DETAILS, LIGHTING AND FIXTURE CUT SHEETS OF THE PROPOSED EXTERIOR LIGHTING, AS WELL AS PHOTOMETRIC ANALYSIS OF THE SITE, AND A ELECTRONIC COPY OF THE PHOTOMETRIC ANALYSIS OF THE SITE TO THE SATISFACTION OF CITY STAFF. ALL LIGHTING SHALL COMPLY WITH THE OUTDOOR LIGHTING STANDARDS OF THE SCOTTSDALE ZONING ORDINANCE AND THE LOW LEVEL (OUTER URBAN AND RURAL RESIDENTIAL AREA) CITY LIGHTING POLICY. THE DEVELOPER SHALL INCORPORATE INTO THE PROJECT'S DESIGN A 3 (THREE) TIERED (PRE-CURFEW, POST-CURFEW 1, POST-CURFEW 2) LIGHTING SYSTEM THAT SHALL BE CONTROLLED BY AN AUTOMATIC PROGRAMMABLE CONTROLLER.**
 14. MAINTENANCE AND PRESERVATION-RECORDED AGREEMENT. Before any building permit for the site is issued, the developer shall record an agreement, satisfactory to city staff, detailing the maintenance and preservation by the developer and its successors of all common areas, landscape buffers, natural areas, drainage easements and private access ways on the site and abutting rights-of-way. These designated areas shall not be accepted for maintenance or be accepted for ownership by the city without the approval of the City Council.

15. FINAL CONSTRUCTION ENVELOPES. Before issuance of any building permit for the site, the developer shall stake the construction envelopes for inspection by city staff. All construction shall take place inside the construction envelopes. With the final plat submittal, the developer shall submit an unrecorded supplemental document identifying the construction envelopes.

MASTER PLANS

1. MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN. Before any other submittal to the Development Review Board, the developer shall submit its Master Environmental Design Concept Plan for Development Review Board review. The Master Environmental Design Concept Plan shall address the following:
 - a. Open space design concepts for open space areas, including location, plant and landscape character, open space corridors, trails and bikeways, Desert Greenbelt solutions and integration of drainage plans.
 - b. Native plant relocation program and revegetation guidelines for each parcel.
 - c. Overall streetscape concepts which incorporate streetside and median landscape design concepts, plant and landscape materials, and perimeter and screen wall designs and locations.
 - d. Typical outdoor lighting plan for streetlights and concepts and general specifications for parking lot lighting.
 - e. General design and architectural themes assuring overall design compatibility of all buildings and structures on the site.
 - f. General signage/graphic concepts for development signs, including locations and typical design concepts.
 - g. Responsible parties for the construction and maintenance of specified open space, paths and trails, walls, signs and drainage facilities.
 - h. Multi-use trail design and use, including trail design standards and alignment, design and location of trail amenities, management and controls on trail use and implementation of plan recommendations through city ordinances and policies.

CIRCULATION

1. ACCESS RESTRICTIONS. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. Dynamite Boulevard - The developer shall dedicate a one-foot wide vehicular non-access easement on this street except at the approved site driveways.
 - b. Dynamite Boulevard - There shall be a maximum of two site driveways with a minimum of 660 feet between the driveways. The eastern driveway shall align with the existing driveway on the north side of Dynamite Boulevard.
2. MEDIAN RECONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall reconstruct the existing median on Dynamite Boulevard, to provide left-turn access into and out of the site at both site driveways, to the satisfaction of city staff, and shall relocate any existing landscaping that will be displaced, as determined by city staff. The developer shall construct left-turn deceleration lanes on Dynamite Boulevard at both site driveways.
3. AUXILIARY LANE CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct right-turn deceleration lanes on Dynamite Boulevard at both site driveways, in

conformance with the Design Standards and Policies Manual.

4. PEDESTRIAN CIRCULATION PLAN. With the Development Review Board submittal, the developer shall submit an updated Pedestrian Circulation Plan for the entire site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways. This plan shall show a minimum of one, maximum of two, pedestrian connections to the adjacent property to the south. The developer shall obtain a letter from the Estancia Homeowner's Association that provides an opinion on the location of these pedestrian connections to the adjacent property to the south. This letter shall be submitted with the first Development Review Board submittal (project) for the site.
5. MULTI-USE TRAIL. Before any certificate of occupancy is issued for the site, the developer shall construct a multi-use trail along Dynamite Boulevard that will match the existing trail to the west. The trail shall be contained within a trail easement, which shall match the width of the scenic corridor easement, but shall not be less than 15 feet in width. The developer shall dedicate the trail easement to the city within twelve (12) months of City Council approval. The alignment of the trail shall be subject to approval by the city's Equestrian Coordinator prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual - Landscaping and Parks.

DRAINAGE AND FLOOD CONTROL

1. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes that exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges. *Propose drainage easement dimensions for conveyance of off-site storm water runoff through the parcel. Show the proposed drainage easement on the Grading & Drainage Plan.*
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements relating to project phasing.
 - f. *Provide the pre- and post-development 100-year flows on the Grading & Drainage Plan, at the entry and exit points of the parcel.*
2. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.

Site calculations

Site area	17.2 acres	742,847 sq ft
Buildable reconstruction	5.4%	40,524 sq ft
A	6,200	6,200
B	11,000	11,000
C	14,500	14,500
D	14,778	10,000
E	4,119	5,000
F	8,000	14,251
G		8,500
H		2,400
I		145,700
J		17,226
K		581

parking provided
 *includes 2 story building

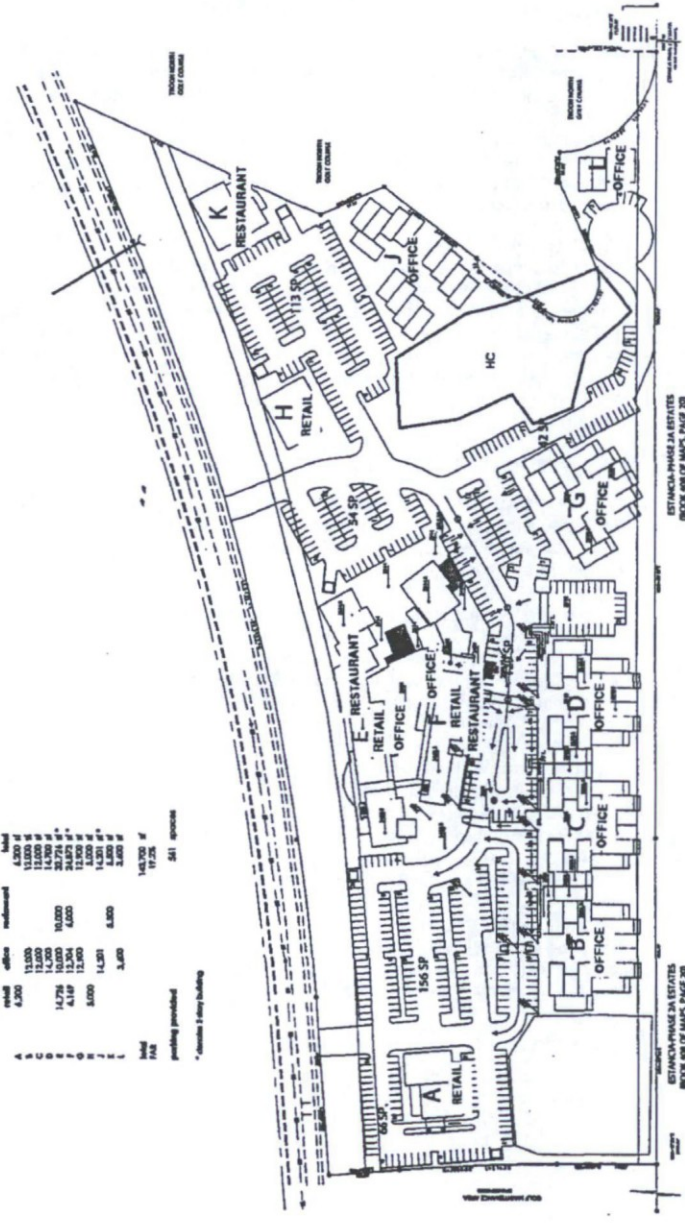


EXHIBIT 2

ESTACION PHASE 2A RESTATES
 BOOK 08 OF MAPS, PAGE 20

ESTACION PHASE 2A RESTATES
 BOOK 08 OF MAPS, PAGE 20

**Troon, LLC
Dynamite & 101st Way
Pre-Application Narrative**

Purpose of Request

This request is for a site plan amendment for the third (eastern) phase of the Villages at Troon Mountain, which is located at the southeast corner of Dynamite Boulevard & 101st Way (the "Property"), also referred to as Parcel T at Troon North. This property is approximately 6+/- acres and is zoned C-2 ESL. The owner would like to develop a residential community with condominium plat consisting of 14 home sites under the existing C-2 ESL zoning designation, which allows for residential (limited to one dwelling unit for each business establishment). Case 10-ZN-2002 was approved by City Council on July 2, 2002 with a site plan that showed commercial office on the subject Property. The site plan places home sites on the north end of the Property, preserving NAOS on the south, which wraps an HC ESL boulder feature.

COMMISSIONER NELSEN stated he would like to note that someone should check that. **COMMISSIONER DRAKE** stated she believed those are 240 KV lines out there. She further stated the lines are quite a bit farther up.

VICE CHAIRMAN LOTZAR inquired if the Applicant agrees to the revised stipulations with respect to lighting. **MR. ELSON** replied in the affirmative. (THERE WAS NO PUBLIC TESTIMONY.)

COMMISSIONER OSTERMAN stated he felt this was a good use of the property. He further stated he went out there and looked around the area and noted there must be a demand for this type of facility in that area. There is considerable construction going on in that area and he could not find another facility like that for miles. He remarked he supports this case.

COMMISSIONER DRAKE MOVED TO FORWARD CASE 6-UP-2002 TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL SUBJECT TO THE ATTACHED AND REVISED STIPULATIONS AND FINDING THAT IT MEETS ALL OF THE USE PERMIT CRITERIA. SECONDED BY COMMISSIONER HENRY.

COMMISSIONER HENRY stated she is always concerned about having too many gas stations in an area. There is a real need for this type of facility in that area. She further stated she fully supports what is proposed.

THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0).

- 5. **10-ZN-2002** (Parcel T @ Troon North) request by GSA Tyndall, applicant, Pinnacle Estancia Retreats LLC, owner, for site plan approval for a mixed-use development located on 17.15+/- acres at Troon Parcel T (East Dynamite Boulevard), and zoned Central Business District, Hillside District, Environmentally Sensitive Lands (C-2 HD ESL).

MR. VERSCHUREN presented this case as per the project coordination packet. Staff recommends approval of the site plan, subject to the attached stipulations.

COMMISSIONER HENRY stated the staff report mentions that the parking required is 690 spaces and the parking provided is 552. She inquired why less parking is being provided. **MR. VERSCHUREN** stated all parking gets worked out at the Development Review Board level. What is provided in the staff report is the best guess of how much parking would be required according to those uses. The uses are not specifically identified so the parking at this point cannot be clearly identified.

COMMISSIONER NELSEN inquired why the scenic corridor varies from 80 to 100 feet. **MR. VERSCHUREN** stated there is a variation. The Applicant is only required to

have 80 feet but they have worked with them to get 100 feet. They are much closer to the 100. **COMMISSIONER NELSEN** asked what is required under the current ESLO for setbacks. **MR. VERSCHUREN** stated he would have to look it up.

COMMISSIONER NELSEN inquired if the 48 feet height of the tower is from finish floor or natural grade.

LYNNE LAGARDE, Earl, Curley & Legarde, 3101 N. Central Avenue, Suite, Suite 1000, Phoenix, AZ, stated on page 4 and in the power point presentation it states "The applicant also sent notices of this case to all residents with 300 feet of the site". They actually went as far as 750 feet. She further stated she felt that was worth correcting so they have accurate information on the citizen input. She presented a brief overview of this case. She discussed the questions that were raised in study session. She stated ESLO does not require any specific set backs for scenic corridors it is handled by policy and the zoning stipulations. There was a question raised about elevations and the architect will address that later. She presented information on the pedestrian plan. The details of the plan would be worked out at the DR level. The scatter look of the buildings was intentional. They wanted to be responsive to the terrain and vegetation and not build a typically massed linear shopping center. They wanted to separate the office from the retail. She presented information on the HC area. She requested approval of this case.

JOE TYNDALL, 502 S. College Avenue, Suite 203, Tempe AZ, stated they are in the process of designing the buildings. They do have five tower locations planned in the retail and office components. The maximum tower height would be 48 feet that is above a natural grade. The actual height above the finished floor is 44 feet and that is for the tallest towers. He further stated regarding parking they did use the ordinance. There is a suggested mix of use from retail to restaurants and they tried to come up with a formula to determine the parking. One thing they did not want to do was have excess parking and take away from the additional landscaping provided on the site.

COMMISSIONER NELSEN inquired if they have given any consideration to incorporating a wireless facility into one of the towers. **MS. LAGARDE** stated the owner has been contacted regarding placing a wireless facility in the towers and that is a possibility.

COMMISSIONER OSTERMAN inquired about the timeline for the project. **MR. TYNDALL** stated they should receive DR approval in August and they will begin construction of phase 1.

COMMISSIONER DRAKE stated she understands that they want to minimize cuts and fills on the site. It is a complex site plan. It bothers her that the wash that goes through part of the property and lush vegetation is not reflected on the site plan. She further stated she would have thought by grouping some of the structures they could have preserved some of the native plants and some native drainage ways and hopefully could

have created a much better pedestrian situation. **MR. TYNDALL** reviewed the pedestrian plan. He discussed the open space uses. He presented information on the reasons for scattering the buildings. He stated there are a lot of differences in the topography on the site.

COMMISSIONER DRAKE stated she is very familiar with the site. She further stated what they are being asked to approve a site plan and the Development Review Board has little authorization to amend that site plan. Pedestrian connections are something that historically have been a concern to the Commission. She remarked she would appreciate seeing some sort of design graphic to show how they considered these things. The courtyard is not visible from the street. She does not see a rational for this design.

MR. TYNDALL stated with regard to the wash they did a survey and most of the vegetation in the area was dead or dying. He further stated he felt they have gotten away from the traditional neighborhood look you would normally find in C-2.

COMMISSIONER DRAKE stated she does not see anything on this site with the exception of the HC area that it is any different from any of the other modern commercial office complexes.

COMMISSIONER NELSEN stated he felt the elevations start to reflect the character but the development does not reflect the character of the equestrian historical use of the land. He further stated that is a concern to him with every new development out there. It is not one that is enforceable but it is one that would be helpful around edges considering the proposed land use. If they are successful in getting the lands preserved north of there they are going to have a extensive trails system. He remarked it would be helpful if they could reflect a little equestrian friendliness. There are a lot of plants on this site. It is believed a 50 percent survival rate is sufficient. It is a major concern with new development because they lose a lot of the native plants. It is required that they are salvaged but it is not required that they be kept alive.

MARK BUYER, Design Workshop, 301 S. Mill Avenue, Tempe, Az, stated he appreciates the natural desert. From their stand point they have made every effort to incorporate the native indigenous plants into the landscaping.

MS. LEGARDE stated there is the trail on Dynamite that is consistent with what has been in Troon North and that is in the circulation stipulations.

COMMISSIONER NELSEN stated that trail is not necessarily equestrian friendly. It is a multi purpose path. He is getting back to a quality equestrian experience as opposed to just a cleared surface along the side of the road.

(THERE WAS NO PUBLIC TESTIMONY.)

COMMISSIONER HENRY inquired if there was a name for the project. **MS. LEGARDE** stated they were asked to reconsider the name. They are trying to determine an appropriate name but they wanted to give it a little more thought. **COMMISSIONER HENRY** stated she would suggest before this case goes to City Council and the Development Review Board that the documents in the packet be changed to Parcel T at Troon North because they are showing the previous name.

COMMISSIONER OSTERMAN stated overall this appears to be an attractive plan and conforms to the Troon Master Plan. It also provides a mixed use development that should serve the surrounding community. He remarked he supports this request.

COMMISSIONER DRAKE stated she would not support this request. She is concerned that the only large trees are in the HC area. She stated they give a lot of discussion time to designing things that are unique to Scottsdale and have a regional character. There is precious little desert left that is of this quality. She further stated she would like to see a site plan that is more responsive to the existing lay of the land in terms of existing vegetation. She added she felt they could do better than this.

COMMISSIONER NELSEN stated he tends to agree with Commissioner Drake. He remarked he would not be supporting this case. He further remarked the site plan is not bad but he felt it was not appropriate for this site. There are a number of issues they could work out that might even mitigate some drainage concerns.

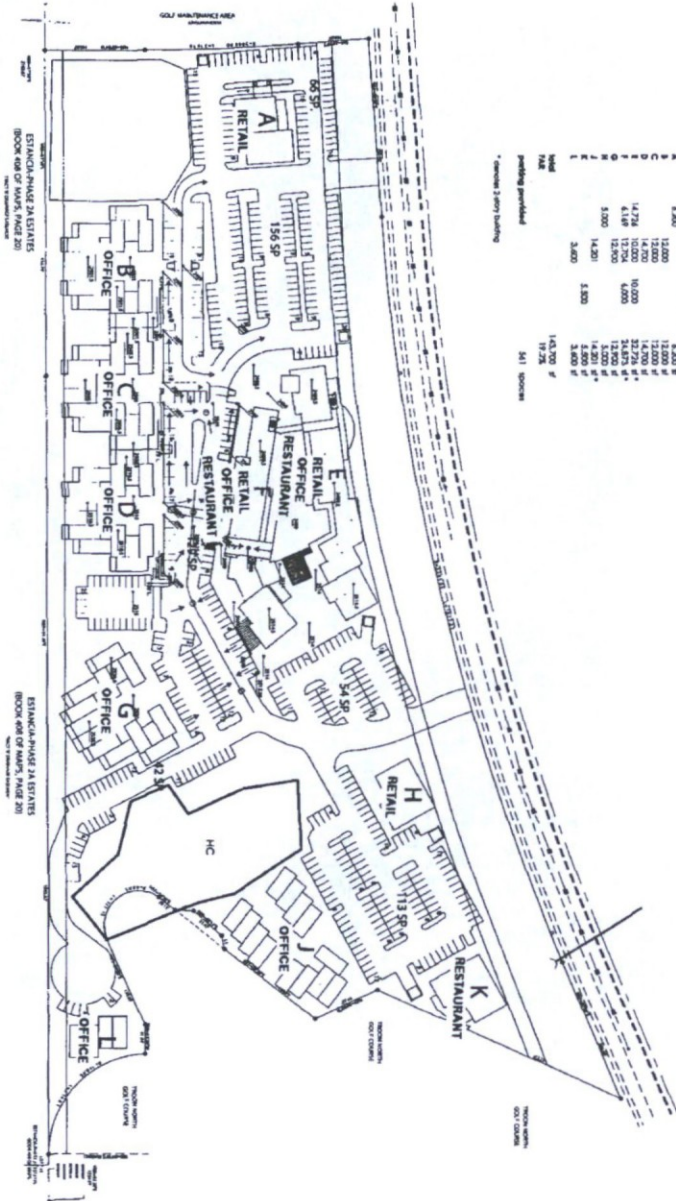
COMMISSIONER HENRY stated having the buildings spread out does give a feeling of spaciousness that they look for in the northern part of the City. She further stated it is zoned commercial so there is going to be cement and buildings. The people working in the retail and industrial buildings will be walking to the restaurants for lunch and people will be driving in. They are addressing the multi-trial situation and pedestrian circulation trail which is something the City is looking to develop. She remarked she would be supporting this case.

VICE CHAIRMAN LOTZAR stated he agrees with Commissioner Henry and did not have anything additional to add.

COMMISSIONER OSTERMAN MOVED TO FORWARD CASE 10-ZN-2002 TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL. SECONDED BY COMMISSIONER HENRY.

THE MOTION PASSED BY A VOTE OF THREE (3) TO TWO (2) WITH COMMISSIONER DRAKE AND COMMISSIONER NELSEN DISSENTING.

ATTACHMENT #12



Site calculations

Area name	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)
Building construction				
A	12,000	1,100	12,000	1,100
B	12,000	1,100	12,000	1,100
C	14,774	1,360	14,774	1,360
D	6,148	570	6,148	570
E	12,000	1,100	12,000	1,100
F	5,000	460	5,000	460
G	14,200	1,310	14,200	1,310
H	3,800	350	3,800	350
I				
J				
K				
Total			143,700	13,270
Building footprint			141,700	13,070
Site area			141,700	13,070

* Assume 2 story building

CITY COUNCIL ACTION REPORT



TO: MAYOR & CITY COUNCIL **DATE:** 9/17/90
FROM: PLANNING & ZONING/PROJECT COORDINATION
SUBJECT: CASE 45-Z-90

AGENDA ITEM NO. *26*

RAC
DICK CREW
DON HADDER
STAFF

REQUEST: Amend the approved master development plan, and amend the modified development standards for the Troon North and Estancia planned developments

LOCATION: Along Dynamite Boulevard from 92nd Street to 112th Street

APPLICANT: Jerry Nelson **OWNER:** PPVN Developers Ltd. Partnership
8787 E. Pinnacle Peak Road And
Scottsdale, Arizona Pinnacle Peak Partners
8787 E. Pinnacle Peak Road
Scottsdale, Arizona

PLANNING COMMISSION RECOMMENDATION: APPROVE subject to the attached stipulations by a vote of 6-0.

STAFF RECOMMENDATION: Per the Planning Commission

CONCURRENCE: None required

PUBLIC COMMENT: No known opposition

GENERAL PLAN: Conforms

ZONING HISTORY: Annexed as R1-190 HC/HD (Single-Family Residential in a Hillside District) in 1982. Rezoned in cases 81-Z-83, 87-Z-85 and 28-Z-39 to a mixed use development.

SITE DETAILS

USE: Mixed use
PARCEL SIZE: 2420+ acres
DWELLING UNITS: 2,374
DENSITY: .98 DU/AC gross
PARKING REQUIRED: n/a
PARKING PROVIDED: n/a

BUILDINGS: n/a
HEIGHT: 30 ft. max.
SETBACKS: per amended
OTHER: Standards and Stipulations

DISCUSSION:

The proposal is to revise and reallocate land uses and densities within a master planned development which is known as the Troon North and Estancia projects. Since being annexed in the early 1980's, there has been substantial public review of various development proposals for this site. Significant features of the more recent plans include two golf courses, two major resort sites, two major park sites including protection of Pinnacle Peak, a broad mix of residential units, a future desert museum, and a variety of support commercial and office uses.

The proposed revisions focus on minor revisions at the Four Seasons Golf Clubhouse and overall adjustments for the Estancia development (formerly State Lands). Specifically, these are:

ACTION TAKEN

Approved 5/0

CITY COUNCIL ACTION REPORT

Page 2
Case 45-Z-90

1. The Four Seasons Clubhouse is expanding slightly the area zoned for the Four Seasons Resort. This is due to adjustment being made with the final plans for the project.
2. Parcel "S", a small lot single family use, is being expanded westward into an area previously described as Open Space for the Estancia golf course driving range. Unit counts to be used in this expansion are coming from other parcels where more detailed plans have indicated that the originally zoned density will not be achieved.
3. The driving range for the Estancia golf course has been moved southwestward from its previously planned location. This has resulted in the reconfiguration of the Estancia resort site. The major change to the resort site is that it reaches further south. This parcel shape makes more sense given the topography and golf course layout.
4. The residential uses within the Estancia portion of the development are being changed from a mix of low density single family and townhouse residential into a medium-low density single family concept. Actual lot sizes will likely vary a good deal depending on relationships to perimeters and topographic conditions. Actual yields will likely be less than the proposed density.
5. Hillside conservation boundaries have finally been determined throughout the Estancia project and are reflected on the plan.

The changes to the development standards basically allow buildings along open space (O-S), which includes the golf course and community park, and hillside conservation (HC) district boundaries to be closer than the usual required setback, typically at 0 or 5 feet. This is reasonable given the size, use, and status of lands in these districts on this development.

COMMUNITY IMPACT:

No changes in traffic or utility impacts should result from the proposal.


William B. King
General Manager/Planning & Zoning


Jorge Carrasco
City Manager

ATTACHMENTS: A - Stipulations
#1 - Aerial
#2 - Zoning Map
#3 - Site Plan
#4 - Development Plan
#5 - Amended Property Development Standards
#6 - Planning Commission Minutes of 9/10/90

STIPULATIONS FOR CASES ~~28-Z-89~~, 45-Z-90

ZONING/DEVELOPMENT PLAN

1. Development shall be in general conformance with the submitted plan of development except as modified by the stipulations.
2. The zoning districts, maximum land use intensities and dwelling and room totals shall be as shown on the following table except as modified below. the specific location and boundaries of each parcel shall be determined at the time of site plan approval for the parcel. The zoning for each parcel shall be adopted prior to the issuance of building permits on the parcel except for parcels V1, V2, either golf course, or any master planned community common facilities. With the action for adoption of each parcel the applicant shall submit a revised master development plan and land use data table indicating the final status of the parcel.

PARCEL	ZONING DISTRICT	APPROX. ACREAGE	DWELLING UNITS OR ROOMS PROPOSED*	LAND USE INTENSITY PROPOSED
(1)	(2)	(3)	(4)	(5)
A	R1-35 HD/HC	158	113 DU	.72 DU/AC
B	R1-43 HD/HC	180	100 DU	.56 DU/AC
C	R1-70 HD/HC	117	47 DU	.40 DU/AC
D	R1-18 HD/HC	207	404 DU	1.95 DU/AC
E	R1-18 HD/HC	118	139 167 DU	1.18 1.42 DU/AC
F	R1-18 HD/HC	121	208 DU	1.72 DU/AC
G	R1-70 HD/HC	86	42 DU	.49 DU/AC
H	R1-18 HD/HC	62	85 DU	1.37 DU/AC
I	R-4 HD/HC	62	218 DU	3.52 DU/AC
J	R-4 HD/HC	30	98 DU	3.27 DU/AC
K	R1-7 HD/HC	51	68 DU	1.33 DU/AC
L	R1-18 HD/HC	62	84 DU	1.35 DU/AC
P	R1-35 HD/HC	40	35 DU	.88 DU/AC
R	R1-43 HD/HC	3	2 DU	.67 DU/AC
S	R1-7 HD/HC	57 45	143 113 DU	2.50 DU/AC
U1	R1-70 HD/HC	10 29	5 14 DU	.48 DU/AC
U2	R1-70 HD/HC	19	9 DU	.48 DU/AC
V2	R1-7 HD/HC	31	144 DU	4.65 DU/AC
AA	R1-18 R1-35 HD/HC	172 232	161 DU 432	.94 DU/AC 1.88
BB	R-4 HD/HC	74	271 DU	3.67 DU/AC
<hr/>				
SUBTOTAL:		1,643 1,648	2,374 DU	1.45 1.44 DU/AC

PARCEL	ZONING DISTRICT	APPROX. ACREAGE	DWELLING UNITS OR ROOMS PROPOSED*	LAND USE INTENSITY PROPOSED
(1)	(2)	(3)	(4)	(5)
V1	R-4R HD/HC	34	280 RM	8.24 RM/AC
CC	R-4R HD/HC	74	525 RM	7.14 7.09 RM/AC
SUBTOTAL:		108	805 RM	7.49 7.45 RM/AC
M	C-O HD	10		.20 F.A.R.
N	PCC HD	20		.25 F.A.R.
O	C-O HD	5		.25 F.A.R.
Q	S-R HD/HC	12		.25 F.A.R.
T	C-2 HD/HC	13		.20 F.A.R.
X	C-2 HD	20		.25 F.A.R.
Y	C-2 HD	12		.30 F.A.R.
SUBTOTAL:		92	72	
Z	OS HD	23		
PK/SC	OS HD/HC	37	34	
PK	OS HD/HC		185	
NGC	OS HD/HC		162.5	
SGC	OS HD/HC	155	153	
STREETS DEDICATED AS			52	
OF APPLICATION SUBMITTAL				
SUBTOTAL:		614.5	609.5	
TOTAL ACREAGE:		2,457.5	2,437.5	

* Adjustments to the proposed units allowed in column 4 and proposed density in column 5 may be approved by project coordination staff subject to the following conditions:

- a. The total dwelling units and resort rooms for the overall project are not increased;
- b. A specific site plan has been submitted and reviewed on-site verifying that the proposed change is environmentally sensitive and provides appropriate land use relationships;
- c. The maximum change for parcels A, B, C, G, U, R7 and AA is less than 10% for other parcels is less than 20%;

- d. That the maximum densities of the underlying zone are not exceeded; and
- e. That the applicant submits a revised master development plan and land use table for approval.

Any other changes or appeals to staff decisions regarding proposed changes are subject to public hearing review and approval by the city council.

Note: The applicant understands and agrees that the approved density for each parcel is subject to drainage, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed units or density on any or all parcels.

- 3. The property development standards for the zoning districts shall be amended as submitted except as modified by the following stipulations:
 - ~~a. The single family residential development standards shall apply to all R1 districts within the development plan.~~
 - ~~b. The minimum lot size shall be 5,500 square feet and subject to the density limits of the parcel and the standards included in chart "A".~~
 - a. Detached guest houses shall not be permitted on lots less than 18,000 square feet in size.
 - b. If guest houses on a parcel are intended to have cooking facilities, the applicant shall submit for rezoning to R-2. The R1 development standards shall apply to R-2 lots. Both dwellings shall meet the required front, side and rear yard requirements.
 - ~~e. The rear improvement setback where required shall be an average 12 feet with a minimum of 7 feet.~~
 - ~~f. Side yard setback "variances" as described shall be subject to recordation of the adjusted side yard dimensions on all affected lots and submittal reflecting such recordation to the subdivision file of the City of Scottsdale. Project Review staff approval shall be required prior to recordation.~~
 - ~~g. Note that the Project Review/Coordination Staff interprets all three-dimensional structures with any form of top covering, i.e. roof, lattice, tent, awning, etc., as being a building.~~
 - ~~h. The parking standards of article IX shall apply.~~

- ~~i. The applicant shall submit revised sketches for the development standards for each unit type which is an accurate, uniformly scaled depiction of typical standard key, through, corner, flag and cul-de-sac lots.~~
4. Within the 3 acre minimum lot size area shown on the submitted development plan, the improvement envelope shall be set back an average of 80 feet from the project perimeter. An 80 feet minimum improvement envelope setback shall be provided along the project perimeter on parcels A, B, G and H where the parcels are adjacent to R1-190, R1-130, R1-70, R1-43, or R1-35 zoning.
 5. The site plan for the commercial, resort and office sites shall be approved through the public hearing process. The museum site shall obtain use permit approval through the public hearing process. The use permit application shall include ownership, use and role of the City in the operation (if any). Note - completed as a condition of sale.
 6. The Vista Corridor Washes shall be maintained by a homeowners association. Proof that such an association has been established shall be required prior to issuance of any single family building permits on any plat adjacent to a Vista Corridor.

7. On November 17, 1983 and November 21, 1985 the Development Review Board recommended approval of an adjustment to the "no-development line" subject to the attached stipulations (Exhibit A).
8. The no-development line is conceptual only and all adjustments are to be contingent on Development Review Board approval of site plan for each parcel prior to its submittal for preliminary plat review. The applicant shall deliver a deed of dedication or a non-development scenic easement for the property within the Hillside Conservation (HC) area on that parcel prior to issuance of any building permits on that parcel.
9. At the time of zoning adoption, any property above the adjusted no-development line, as approved by the Development Review Board, shall be adopted as HC (Hillside Conservation). The zoning for properties below the adjusted no-development line shall be adopted in accordance with the approved development plan at the time more specific information can be provided, as each parcel comes through for site plan development review approval.
10. The construction of each golf course may begin prior to the start of either resort subject to the following:
 - A. The north resort site shall begin construction within five years of the date of council approval of case 28-Z-89 and shall proceed to completion in a diligent manner. If construction has not commenced on the north resort within the specific time frame the north resort site shall be deeded to the city for development of a resort hotel. A minimum of fifty percent (50%) of total play time on the north golf course shall be reserved for the north resort site. At least fifty percent (50%) of the total play time on the north golf course shall be available for general public play until such time as the north resort construction has begun. Resort construction shall be defined as construction on at least ten percent of the ultimate planned resort rooms, casitas, villas or similar type unit.

- B. The south resort site shall begin construction within ten years of the date of council approval of case 28-Z-89 and shall proceed to completion in a diligent manner. If construction has not commenced on the south resort within the specific time frame the south resort site shall be deeded to the city for development of a resort hotel. A minimum of fifty percent (50%) of total play time on the south golf course shall be reserved for the south resort site. At least fifty percent (50%) of the total play time on the south golf course shall be available for general public play until such time as the south resort construction has begun.
11. Lot lines on a recorded plat may extend into the HC area. If development standards require minimum lot sizes, property beyond the no-development line shall not be included in the required area of any Hillside development parcel.
 12. Density will be based on the gross development area of each parcel. Future determination of the "no-development line" will not affect the total number of units approved for each parcel or the project as a whole, but may require adjustments to the approved zoning on some parcels.
 13. The applicant understands and acknowledges that the natural area open space requirements within developable areas are in addition to any area designated Hillside Conservation (HC).
 14. Golf course development shall be in substantial general conformance with the site plan submitted as part of this application. Lighting of the driving range(s) shall be prohibited. The location of the half-way house and maintenance facilities shall be determined at the time of development review. The golf course site plan and the exterior design of the clubhouse, maintenance facilities, and other related facilities, including the color and physical character of the facilities, shall be subject to Development Review Board approval. The Development Review Board shall pay particular attention to the following:
 - a. A detailed study showing the peak day and average day water demand, and area in turf, revegetated and natural desert
 - b. Design and layout of the parking lot for the golf course clubhouse to ensure minimal cuts and fills and a design which compliments the natural topography of the site
 - c. Cart path locations and street crossings
 - d. Proposed lighting
 - e. Driving ranges
 - f. Public address systems to insure minimal noise pollution
 15. All improvement plans for common open space or common service amenities and buildings, including the landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included), major drainage ways, wall designs, etc., shall be approved by the Development Review Board.

16. A Scenic Corridor easement shall be provided along both sides of Dynamite Boulevard, with an average width of 50 feet and a minimum width of 40 feet adjacent to single-family uses, and an average width of 100 feet and a minimum width of 80 feet adjacent to all other uses. The Scenic Corridor is to be maintained as undisturbed natural area. The Scenic Corridor width is to be measured starting at the road right-of-way. The width of the Scenic Corridor may be adjusted by the Development Review Board if protection of significant natural features can be better achieved.
17. Dedication of the park sites shall occur prior to Development Review Board OR PRELIMINARY PLAT approval of any abutting parcel (I, J, Q, R, AA, and Z). Prior to dedication the master site plans for the park shall be reviewed and approved by the Parks Commission, Planning Commission and City Council. DEDICATION OF THE COMMUNITY PARK/SCHOOL SITE SHALL OCCUR WITHIN SIX MONTHS OF CITY APPROVAL OF THE DRAINAGE SOLUTION FOR THE PARK SITE. DEDICATION OF THE PINNACLE PEAK MOUNTAIN PARK SITE SHALL OCCUR PRIOR TO JANUARY 1, 1992. The applicant shall contribute \$200,000 toward the initial improvement of the community park site WITHIN 12 MONTHS OF THE DEDICATION OF THE COMMUNITY PARK. In lieu of the contribution or agreement with the city, the applicant may provide on-site improvements (such as rough grading and native plant relocation) subject to an agreement approved by the parks commission and city council. ~~The contribution shall be provided prior to the development of any parcel adjacent to either park site.~~ The applicant shall provide all necessary off-site facilities.
18. A 40 feet average/30 feet minimum width natural area buffer shall be provided along Alma School Parkway south of Dynamite.
19. The maximum floor area of any single retail use on parcels T and Y shall be 15,000 net square feet.
20. Prior to the issuance of any construction permits on parcels AA, BB, or Y the applicant shall submit verification to the city that a non-profit organization has been established and funded which will own, finance, design, build and ultimately operate the desert museum use identified for parcel Z. It is understood that the city shall assume no responsibility for the development or operations of the facility, unless otherwise determined by the City Council.
21. The city shall not be responsible for providing any fencing or walls in order to provide security and site identification for the park perimeters for adjacent development. THE DEVELOPMENT REVIEW OR PRELIMINARY PLAT PLANS FOR ANY ADJACENT PARCEL SHALL INCLUDE THE DESIGN, LOCATION AND SPECIFICATIONS FOR DEVICES WHICH SHALL CLEARLY DELINEATE THE COMMON BOUNDARY WITH THE PARK.
22. Building designs should include wherever possible the following materials or features: Heavily textured surfaces, muted earth tones, deep overhangs and recessed windows and entries, low sloping or parapet roof lines, stepped and multi-faceted building forms, and softened building edges.
23. THE EQUESTRIAN CENTER ON THE ISOLATED SEGMENT OF PARCEL "CC" CAN BE USED ONLY FOR GUESTS OF THE MAIN RESORT USE ON PARCEL "CC".

MASTER PLANS

1. Prior to any zoning map adoption, application for Development Review Board approval, or application for preliminary plat approval for parcels "A" through "V" except V1, V2 or U, the applicant shall submit the following Amended Master Plans and Studies: A, C and E; and for Parcels "Z" through "CC" the applicant shall submit all of the following:
 - A. Provide and secure staff approval of the following amended master plans and reports covering the entire phase of the development proposal:
 1. Master drainage plan and report (see Schedule A)
 2. Master water plan and report (see Schedule B)
 3. Master wastewater plan and report (see Schedule C)
 4. Master circulation plan (see Schedule D)
 5. Master environmental design concept plan (see Schedule F)
 6. Master grading plan and report (see Schedule G)
 - B. Enter into an agreement with the City for participation in development of a regional wastewater reclamation facility as proposed in the city's approved Wastewater Collection-water Reclamation Master Plan pursuant to agreement No. 880090 (May 15, 1989).
 - C. Provide a summary report indicating the proposed phasing of development and the on-site and off-site improvements required for each phase as indicated by the above master plans.
 - D. Dedicate the required right-of-way as shown in Schedules J and K.
 - E. Submit a revised plan of development which reflects the stipulations of approval.

HILLSIDE/ENVIRONMENT

1. All washes with a 100 year flow of 750 cfs or greater shall be designated as Vista Corridors and preserved in a natural state as determined by the Development Review Board. A scenic easement with an average width of 100 feet shall be provided along these washes concurrent with any other easements. The scenic easement shall include the washes major vegetation, and low flow channels. If there are areas within these washes which are disturbed by development proposed by this case, the wash areas shall be restored as closely as possible to their natural, pre-development state. The location and treatment of the Vista Corridor shall be approved prior to site plan or preliminary plat approval on the adjacent parcels.
2. Any proposed alteration to the natural state of washes with a 100 year flow of 50 cfs or greater or proposed improvements within these washes shall be subject to Project Review staff approval.
3. The design and construction of walls, as defined in Section 3.100 of the Zoning Ordinance, along the Vista Corridor wash shall comply with the following standards:
 - A. The location of the top of the bank of the wash shall be determined jointly by the developer and Project Review staff and staked by the developer.
 - B. The Natural Area/Vista Corridor easements of the wash shall be continuous up the bank to the approved corridor alignment.
 - C. Walls shall be located only within approved building envelopes.
 - D. Walls shall be set back 4' from the approved alignment for every 1' of wall height.
 - E. The color and materials of the wall shall match the exterior materials of the house or blend into the natural terrain.
4. As part of the Development Review application, developable areas shall be reflected on the site plan. Developable areas are that portion of the site which is not natural area.
5. All preliminary plats and site plans shall show all major boulders (in excess of 4 feet in diameter) and bedrock outcrops. Major boulder outcroppings shall be protected and maintained as determined jointly by the Project Review staff and the applicant at the time of site plan review.
6. All Hillside Conservation and off-lot natural areas shall be accurately surveyed and clearly staked in accordance with the approved grading plans. Such surveying and staking shall be inspected and approved prior to construction in each development phase. The natural area open space required on individual lots shall be defined prior to the issuance of building permits on each lot.

7. Prior to the commencement of construction on each residential lot, the natural area shall be suitably protected during the time of construction with access corresponding to the approved site plan. At the time of final building inspection for a dwelling unit on a lot, there shall be a site inspection to ensure that there has been minimal disruption to the natural area around the construction site.
8. The applicant and subsequent owners of record shall be ultimately responsible for the preservation and maintenance of all natural area proposed throughout the development in a natural state.
9. A native plant survey and preservation plan which complies with the requirements of the Zoning Ordinance shall be submitted for Project Review staff approval at the time of Development Review on each parcel. The Project Review staff will work with the applicant to minimize the extent of the survey required within large areas of undevelopable open space. All significant cacti which are suitable for transplanting and are necessarily uprooted for road building or similar construction shall be stockpiled during construction and shall be replanted in landscaped areas or donated for public use in accordance with State Statute and permit procedure.
10. Non-indigenous plant material which reaches a mature height greater than 20 feet shall not be introduced on the site.
11. Each preliminary plat submittal shall clearly show all HC areas and shall indicate proposed improvement envelopes on each lot.
12. The applicant shall submit a master Natural Area Open Space calculation for the project and a master N.A.O.S. allocation program subject to approval by Project Coordination. The initial allocation is understood to be approximate and shall be revised in detail for each development site plan when the site plan is submitted for approval.
13. On-lot Natural Area Open Space shall not be credited to the parcel N.A.O.S. allotment on lots less than 18,000 square feet in size, except as dedicated as contiguous N.A.O.S. on a plat subject to the provisions of stipulation number 14 below.
14. On parcels D, F, I, J, K, S, and ~~BB~~ all required N.A.O.S. shall be provided in common tracts which have a minimum dimension of 40 feet and a minimum area of 5,500 square feet, and as noted in stipulations number 13 above. Exceptions may be approved by the Development Review Board or Project Coordination staff, as appropriate, where the applicant can clearly demonstrate that conservation of important natural features can be better achieved by the exception.
15. The maximum height of any outdoor lighting source shall be 14 feet above natural grade except for recreation uses which shall follow the normal standards of section 7.600 of the zoning ordinance. Low level lighting is encouraged wherever such an approach is feasible.

CIRCULATION

1. Dedication and improvement of street rights-of-way and easements shall be according to Schedules I, J, K, L and M.
2. The main street system within this development shall be in substantial conformance with that shown on the development plan submitted as part of this application.
3. The streets within this development shall be designed and constructed to "Hillside standards" with special attention given to any cuts and fills required for roadway construction.
4. Bicycle paths and equestrian trails shall be provided as shown at the locations on the approved circulation master plan (Exhibit B).
5. Direct trail access shall be provided to the 185 acre park from the east along the southern property boundary.
6. Median breaks and access to Dynamite Boulevard and Alma School Parkway south of Dynamite Boulevard shall be limited to intervals of 660 feet or greater as determined at the time of Master Street plan approval.
7. Dynamite Road and the realigned Alma School Parkway shall not be open to public use until accepted by the City. Opening shall not occur until all required roadway safety features (guard rails, traffic signs, safety banners, traffic signals, etc.) have been installed.
8. A pedestrian/bike way/golf cart crossing on Dynamite Boulevard shall be required and shall be grade separated. Cart path underpasses or other means acceptable to the Project Review Director may be required where these crossings occur on any collector street.
9. The design concept of all drainage crossings shall be reviewed and approved by City staff concurrent with the approval of the Development Review application for an affected phase.
10. Prior to the approval of each site plan application, the alignments for all internal street/driveways within that application shall be staked by the developer and inspected on-site by the City staff to insure minimal environmental and hydrological impact.
11. There shall be no direct residential access to arterial streets. A 1' V.N.E. (vehicular non-access easement) shall be required adjacent to these streets except at approved intersections.

12. There shall be no direct lot or unit access to interior collector streets except as approved by the Project Review Director. Where such access is proposed, a design solution for adequate safety provisions with minimal disturbance to the collector street and the natural area shall be shown. When such access is prohibited, a one foot vehicular non-access easement (vne) shall be required adjacent to these streets.
13. All private streets shall be constructed to full public street standards, including observance of the full public street right-of-way, from which all setbacks shall be measured. In all cases minimum lane widths and design speed criteria shall be met but equivalent construction materials or wider cross-sections may be approved by project review staff.
14. Secured access shall be provided on private streets only. Security gates shall be located a minimum of 75 feet from the back of curb of the intersecting street. An automobile turn-around shall be provided between the public street and the security gate.
15. If there are to be internal private streets, they shall not be incorporated into the City's public street system at a future date unless they are constructed and maintained in conformance with the City's public street standards and inspected and approved by the City at the time of construction and prior to acceptance as a public street. In any case, notice shall be given in the public records of the Maricopa County Recorder indicating that the private streets shall not be maintained by the City unless and until they are incorporated into the public street system of the City.
16. Access points to private streets shall be posted to identify that vehicles are entering a private street system.
17. No certificate of occupancy or final clearances shall be issued for any residential or commercial structures without two-way, paved access.
18. The applicant shall provide reasonable access to the adjacent parcels south of the Dynamite section line in Section 31 subject to approval by the traffic engineering director. It is understood that access shall mean right-of-way, easements or other such legal access and does not represent design or construction of any physical access improvements.

WATER/SEWER

1. Any water reservoir required for public utility use shall be subject to Municipal Use master site plan approval. The location and design of all reservoirs and related sites shall be subject to Development Review Board approval. Such design shall include the color and physical character of the tank and the width and grade of access to the tank. Water reservoirs shall not be located within any Hillside Conservation (HC) area.
2. An easement over the golf courses shall be provided to allow for the application of effluent from the reclamation plant(s) in excess of irrigation needs.
3. The applicant shall provide an access easement from the public street system to any wastewater reclamation facility. The access shall be paved and in place at the time facility construction begins.
4. If water and sewer lines are to be installed in advance of the preparation of detailed street/driveway improvements plans, the applicant shall prepare for the approval of the City, a detailed Master Plan of those streets giving the precise vertical and horizontal alignments. This will be required prior to the preparation of any water or sewer plans. The street alignment for those streets shall be staked by the developer and inspected on-site by the City staff to ensure minimal environmental and hydrological impact.
5. Included with any application for preliminary plat or development review, the applicant shall provide typical service access routes from the main service lines to the individual units to ensure minimal disruption to the natural areas. Utility service access to each lot shall be shown on the preliminary and final plats. Easements for utilities shall not be considered natural area unless otherwise provided by the Hillside section of the zoning ordinance.
6. The applicant understands and agrees that the granting of zoning does not and shall not commit the City to the extension, construction, or development of either water or sewer facilities (including but not limited to lines, mains, boosters, and storage facilities) to, on, or near the subject property.
7. The applicant understands and acknowledges that he is responsible for the construction and dedication to the City of all water and sewer facilities necessary to serve this development. Water and sewer facilities shall conform to the respective City Master Plan for this area and city design standards.

8. Building permits shall be subject to all fees and conditions in effect at the time of permit issuance. The applicant understands and agrees that constructing water and sewer facilities as provided herein shall not be in lieu of any water development fee, sewer development fee, or development tax which is applicable at the time building permits are issued subject to the following:
 - a. The applicant or successors shall be entitled to receive credit for the cost of constructing the wastewater treatment facility which may be applied toward the sewer development fees which the applicant is required to pay. Also in consideration for the transfer of C.A.P. water rights to the city by the applicant, the water resources fee for the development shall be reduced equivalent to the extent of the transfer as approved by the water resources staff.
9. The City of Scottsdale shall be under no obligation to provide wastewater originating outside of the subject property to any wastewater treatment plant constructed pursuant to these stipulations or any other wastewater treatment plant constructed for the purpose of watering a golf course to serve this development except as may be provided in future agreements between the applicant and the City.
10. Unless resolved otherwise, the City staff shall submit an application to the director of the Arizona Department of Water Resources for a modification of the applicable maximum gallons per capita per day (GPCPD) goal of the City of Scottsdale for all non-residential water use including the resort. In the event that the director of the Department of Water Resources does not approve the requested adjustment, permits shall not be issued for any of the non-residential uses, unless an alternate solution is approved by the City Council.
11. The master water plan shall include future connection to Section 31, adjacent to the west, as identified by Water Resources staff, and at such location(s) approved by the applicant. The applicant shall not be responsible for detailed design and improvement costs associated with the connection.

12. Prior to any zoning map adoption, subsequent application for Development Review Board or preliminary plat on parcels "Z" through "CC" the developer of said parcels shall contribute his prorata share for the development of the 24" waterline in dynamite boulevard and the pump station of reservoir number 43. Conditions of this contribution are as set forth in an agreement between the City of Scottsdale and the Nelson Development Company, dated August 17, 1987 (Contract # 870299).
13. Prior to the issuance of any permits for construction within the state trust land parcels, the developer shall assign to the City of Scottsdale those cap water rights allocated to the State land parcels in this project. Undue delays in the assignment of these rights which are not caused by the developer or the city shall not delay the issuance of permits. The State shall implement and cooperate with the City to amend the CAP subcontracts that the state has with the Central Arizona Water Conservation District and the federal government, decreasing their subcontract by the following annual demand of water and increasing the CAP subcontract between City and said conservation district and the federal government in the same amount.

The total quantity of CAP water previously allocated to the State Land Department which is committed to the lands involved in these cases by the State Land Department is:

<u>Use</u>	<u>Annual Demand in Acre Feet</u>
Golf Course	120
Other	410

14. For any water demand not met through assignment to the City of Rights to State Trust Land Cap Water in connection with the purchase of State land parcels or other cap water rights acquired by the developer and assigned to the City, the developer or his successors or assignees agrees to:
 - A. Pay a one-time water resources development fee in accordance with the City's fee schedule at the time of the issuance of building permits as proscribed in Section 49-74.1 of the City code, and
 - B. pay any non-reimbursable contribution toward development of the reclaimed water distribution system on a prorated basis as provided in Agreement No. 880090 dated May 15, 1989.

FIRE PROTECTION

1. No building permit shall be issued prior to the installation of an approved and operational water system with an approved fire protection system (hydrant, stand-pipe, etc.) in place and operable in the area of the building during the construction period.
2. Firebreaks shall be provided and maintained within developable areas when buildings are to be located near Vista Corridors, washes, or other major natural areas. The type and location of firebreaks proposed for the protection of buildings shall be subject to the approval of the Fire Chief or his authorized representative.

MISCELLANEOUS

1. The responsibility for the maintenance of landscape buffers on public and private property (back-of-curb to right-of-way or access easement line included) and drainageways shall be borne by the applicant and subsequent homeowners associations, and provisions, therefore, shall be set forth in a separate agreement between the applicant and the City which shall be recorded in the records of the Maricopa County Recorder.
2. Those areas of designated common area shall not be accepted for maintenance or ownership by the City without expressed action of the City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated common areas could result in a civil action brought by the City for costs incurred by the City for said maintenance.
3. All improvements associated with a development or phase of a development and/or required for access or service to the development or phase of a development shall be constructed in full by the developer, including but not limited to washes, storm drains, drainage structures, water systems, sewer system, curbs and gutters, paving, sidewalks, streetlights, street signs and landscaping.
4. At the time of building permits, a park development fee may be required. The fee would be a proportionate share of the cost for land acquisition and improvements for a park to serve that portion of the community. Dedication of an acceptable park site may be provided for the entire project in lieu of any applicable park development fee.

SCHEDULE A (MASTER DRAINAGE PLAN AND REPORT)

A revised master drainage plan and report shall be required for this development which reflects revisions in accordance with current stormwater storage requirements. The report shall specifically include the following:

- A. Comparison of design peak discharges with recently completed "Scottsdale North Area Master Plan". Where estimates from the two studies differ, additional support data shall be required.
- B. Map showing portions of this development lying within special flood hazard area (SFHA) boundaries.
- C. Conceptual design and description of proposed floodwater management system, including proposed measures necessary to secure letter of map revision from Federal Emergency Management Agency (FEMA) for development within special flood hazard areas with city assistance. Application for L.O.M.R. shall be made through the City of Scottsdale.
- D. Required stormwater storage volume for each parcel (or watershed) shall be determined as part of the master drainage plan. Proposed locations of storage basins shall be shown on the plan.
- E. Approximate boundaries of 100-year floodwater surface for all channels with capacity of 250 c.f.s. or greater.
- F. Conceptual easement dimensions necessary for major watercourses to accommodate design discharges.
- G. Approximate location, type of structure, and flow capacity of major watercourse crossings.
- H. Conceptual design of all man-made channels that includes landscaping concept, typical trails, bikepaths, or other proposed amenities.
- I. Phasing plan showing proposed timing of all drainage improvements relative to development of streets and adjacent parcels.
- J. Table specifying the timing of, and persons or agencies responsible for dedication of drainage easements and construction of stormwater management facilities.
- K. Proposed permanent and interim erosion and sediment control methods.
- L. Proposed locations for stockpiling excavated material.

SCHEDULE B (MASTER WATER PLAN)

The Master Water Plan and Report shall be prepared in accordance with the City's design procedures and criteria by a registered professional engineer who is licensed to practice in the State of Arizona. The master plan and report shall address, but not be limited to the following:

- A. The location and size of all water system components including both on and off-site lines, pump stations, and storage facilities needed to serve the development.
- B. A table specifying the timing of and responsible party for the construction of the necessary water system.
- C. A summary of revised demands and estimated flows.
- D. An estimation of the peak-day and average-day golf course water requirements.
- E. Compliance with the adopted City Water Plan for the respective area and city design standards.

SCHEDULE C (MASTER WASTEWATER PLAN)

The Master Wastewater Plan and Report shall be prepared in accordance with the City's design procedures and criteria by a registered professional engineer who is licensed to practice in the State of Arizona. The master plan and report shall address, but not be limited to the following:

- A. The location, size, type, and capacity of the wastewater transmission and treatment system components needed to serve the development, both on-site and off-site components.
- B. A table specifying the timing of and responsible party for the construction of the necessary wastewater system.
- C. The revised calculations necessary to substantiate the selection of the sizes, types, and capacities of the wastewater transmission and treatment facilities.
- D. The handling and disposal of the solids generated by the operation of the wastewater treatment plants.
- E. The handling and disposal of untreated wastewater in the event of a plant breakdown or the receipt of wastewater in excess of the plants capacities.
- F. Compliance with the adopted City Sewer Wastewater Plan for the respective area and city design standards.
- G. Line sizing to accommodate contributing off-site flows from an area that can be gravity serviced through the subject property.

SCHEDULE D (MASTER CIRCULATION PLAN)

The Master Circulation Plan and Report shall be prepared in accordance with the City's design procedures and criteria. The master plan shall include, but not be limited to the following:

- A. Street plan showing estimated average daily volumes for all roadway segments and major intersections.
- B. Street plan showing all street and approximate locations of major driveway access points with proposed median break locations.
- C. Required auxiliary lane locations.
- D. Signalized intersection locations with conceptual geometric design and estimated and peak hour volumes for each movement.
- E. A pedestrian path plan.
- F. A bicycle path plan.
- G. An equestrian trail plan.
- H. A golf cart path plan.
- I. A composite plan showing all of the above elements.
- J. A table specifying the timing of and responsible party for the construction of the improvements indicated by each of the plan elements and any phasing strategies.
- K. A street plan indicating roadway classifications determined by a revised traffic impact study submitted by the applicant and approved by city staff.

SCHEDULE F (MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN)

The Master Environmental Design Concept Plan shall address the following:

- A. Landscaping
- B. Street lights
- C. Graphics and wall design plan for landscape buffers
- D. Streetscapes including trails and walks
- E. The design and aesthetic concept for all major drainage and detention facilities.
- F. The timing and responsible party for construction of the above facilities.

SCHEDULE G (MASTER GRADING PLAN)

The Master Grading Plan and Report shall be prepared in accordance with the City's design procedures and criteria by a registered professional engineer licensed to practice in the State of Arizona. The master plan and report shall be prepared on a contour map with a scale and contour interval appropriate to the size of the development and the terrain of the property. The map shall show:

- A. The configuration and finished contours of all grading associated with all master planned streets, utility lines, drainage and recreation facilities.
- B. Identification of the types of soils found on or to be placed on the applicant's property, including the identification of any expansive soils.
- C. Identification of the compaction to be provided in fill areas.
- D. Identification of stands or clusters of all trees with a caliper of four (4) inches or greater and cacti six (6) feet or greater in height. The plan should show which of those trees or cacti will be removed.
- E. The locations planned for temporary stockpiling of excavated material and the plan for use or disposal of this material.
- F. If, because of plans for phasing the development over a period of time, the developer wishes to phase the submission of part of the above described information, the Master Grading Plan will indicate this phasing and will include an explanation of when the supplementary plans will be submitted and who will be responsible for submitting them.

SCHEDULE J (DEDICATION AND IMPROVEMENTS)

<u>STREET NAME</u>	<u>NOTES</u>	<u>MINIMUM RIGHT-OF-WAY</u>	<u>MINIMUM IMPROVEMENTS</u>
Dynamite Blvd.		(Under Construction)	
Northern Loop	A, H	50' (full)	26' (BC-BC)
Alma School Pky.	A, C, D	90' (full)	61' (BC-CL)
Alma School Pky. (North of Dynamite)	A, E, H	70' (full)	41' (BC-BC)
96th Street	A, H	50' (full)	26' (BC-BC)
Collector St. -(from Dynamite south at 100th St. alignment between parcels AA, CC, BB)	A, H	50' (full)	26' (BC-BC)
-(adjacent to parcels Z & Y)	A, H	70' (full)	41' (BC-BC)
Pinnacle Vista Dr.	I	25' (half)	13' (BC-CL)
Res. collector	G	50' (full)	26' (BC-BC)
Res. local	B, F, H	(determined based on density and estimated volume)	
Commercial		60' (full)	41' (BC-BC)

- A. Additional easement width may be necessary to accommodate cut or fill slopes, or to protect the natural environment.
- B. The indicated right-of-way shall be dedicated as an easement for emergency/service vehicles where private streets are approved.
- C. South of Dynamite alignment.
- D. The improvements include landscaping within right-of-way, (including median), as necessary to mitigate impact from grading/construction.

E. Dedications shall be made within 6 months of City Council approval. failure to make required dedications shall result in zoning reverting to prior classification without City Council action.

F. Residential street widths shall be adjusted for development density according to the following:

<u>DENSITY</u> <u>(UNITS PER ACRE)</u>	<u>MIN. STREET WIDTH</u> <u>(B.C. TO B.C.)</u>
0 TO 2.00	23'
2.01 TO 5.99	28'
6.0 or higher	32'

G. At all intersections, 70' right-of-way and 41' (BC-BC) improvements shall be required with sufficient length (100' minimum), to accommodate left-turn storage demand.

H. Local street segments which may be expected to carry more than approximately 700 vehicles per day shall be designated collector streets.

I. Minimum pavement width of 20' required for two-way access.

SCHEDULE K (TIMING OF RIGHT-OF-WAY DEDICATIONS)

<u>Roadway</u>	<u>When Required</u>
Dynamite Blvd. Alma School Parkway south of Dynamite Pinnacle Vista Drive	(Dedicated)
Internal Res. Collector Internal Res. Local Collector St. intersecting Dynamite at 100th St. Alma School Parkway north of Dynamite	At time of final plat approval or when required for access to internal development from a primary street. Within six months of the date of Council approval.
Internal commercial	At time of Development Review Board approval.

SCHEDULE L (TIMING OF ROADWAY IMPROVEMENTS)

<u>Roadway</u>	<u>When Required</u>
Dynamite Blvd. (Pima Rc. to Alma School Parkway	Full width construction from Pima to the east end of the driving range with first phase, and further to the east half-width, full length construction concurrent with development on adjacent parcels subject to design approval of tapers, transitions, etc.
Dynamite Blvd. (east of Alma School Parkway to development boundary	Half width, full length construction shall occur in conjunction with any adjacent development or in conjunction with Dynamite Blvd. (Rio Verde Drive) realignment east of 112th Street, whichever occurs first. The remaining construction shall occur concurrent with development on adjacent parcels.
Alma School Parkway (Pinnacle Vista Dr. to Dynamite)	Full width, full length construction segments shall occur in conjunction with any adjacent development or half-width, full length construction in conjunction with Dynamite (Rio Verde) realignment east of 112th Street, whichever occurs first.

Alma School Parkway
(Dynamite to north boundary
of development)

Full width, full length construction segments shall occur in conjunction with any adjacent development or when access to internal development from Alma School Parkway is needed.

All Others Listed on
Schedule G

Full width, full length segments in conjunction with any adjacent development in the area, but construction shall provide for a continuous roadway from Dynamite, Alma School, or other primary streets. City and applicant shall work diligently to provide the Pinnacle Peak Park site with 2-lane improved access by January 1, 1991.

RIGHT TURN LANES

Dynamite Blvd.

Design and construct right turn deceleration lanes for all intersections and access driveways where warranted in conjunction with the design and construction of Dynamite Boulevard.

Alma School Road

Design and construct right turn deceleration lanes for all intersections and access driveways where warranted in conjunction with the design and construction of Alma School Parkway.

SCHEDULE M (REQUIRED TRAFFIC SIGNAL PARTICIPATION)

The developer shall be responsible for participation in the design and installation of a traffic signal, if warranted as determined by the City, at the following location for the percent of participation indicated:

<u>INTERSECTION</u>	<u>NOTES</u>	<u>PARTICIPATION</u>
Dynamite Blvcl./Alma School Pky.	A	100%
Dynamite Blvcl./Collector at 100th Street alignment	B	100%
Pinnacle Vista Drive/Alma School Parkway	B	50%

- A. Cash payment for 100% of the design and construction shall be required prior to issuance of any permits for any parcel immediately adjacent to the intersection.
- B. Cash payment may be required with adjacent development if a signal is determined by the city to be warranted and if such a signal location is consistent with the city's signal location policies in effect at that time.

EXHIBIT A

NO DEVELOPMENT LINE
ADJUSTMENT STIPULATIONS

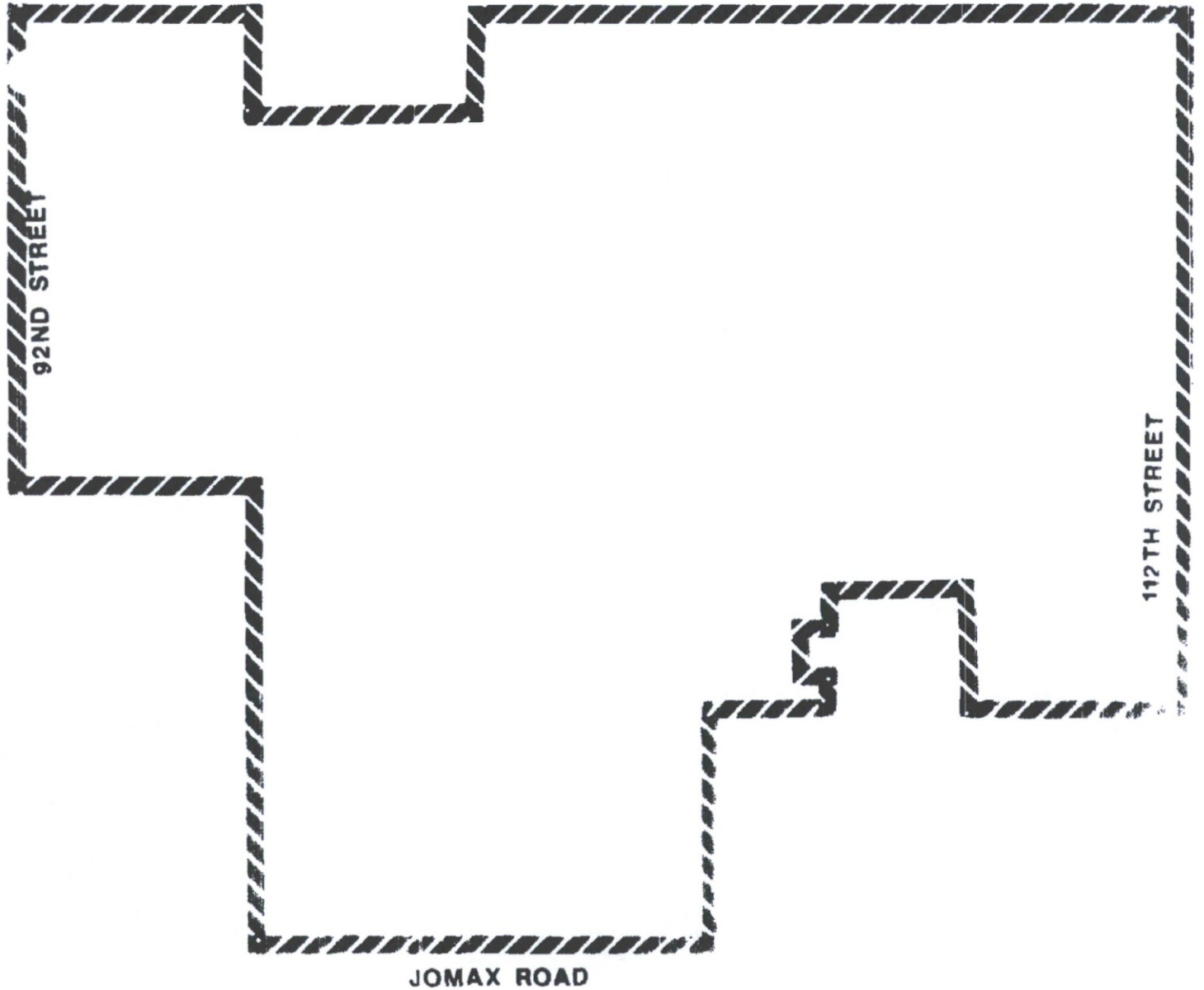
1800 ACRE - Pinnacle Peak Village North

- A. Any change in the development plan which was presented as part of the no-development line adjustment must be reviewed by staff and shall achieve all the purposes of the Hillside District as well as the demonstration plan.
- B. The location, design and construction methods for installation of water storage and pumping facilities are to be approved by the Development Review Board prior to approval of any preliminary plat or site plan on the property.
- C. All surplus earthen materials not used for construction shall be removed from the adjusted area.
- D. Any application for a preliminary plat or Development Review Board site plan approval shall include typical designs and plans for the treatment of all cuts and fills and retaining structures and building pads in adjusted area.

640 ACRES - State Land

- A. The proposed adjustment is to be conceptual only and all adjustments are to be contingent on development review approval of the land use and site plan of each parcel prior to its submittal for preliminary plat review.

DIXELETA DRIVE



92ND STREET

112TH STREET

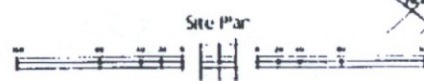
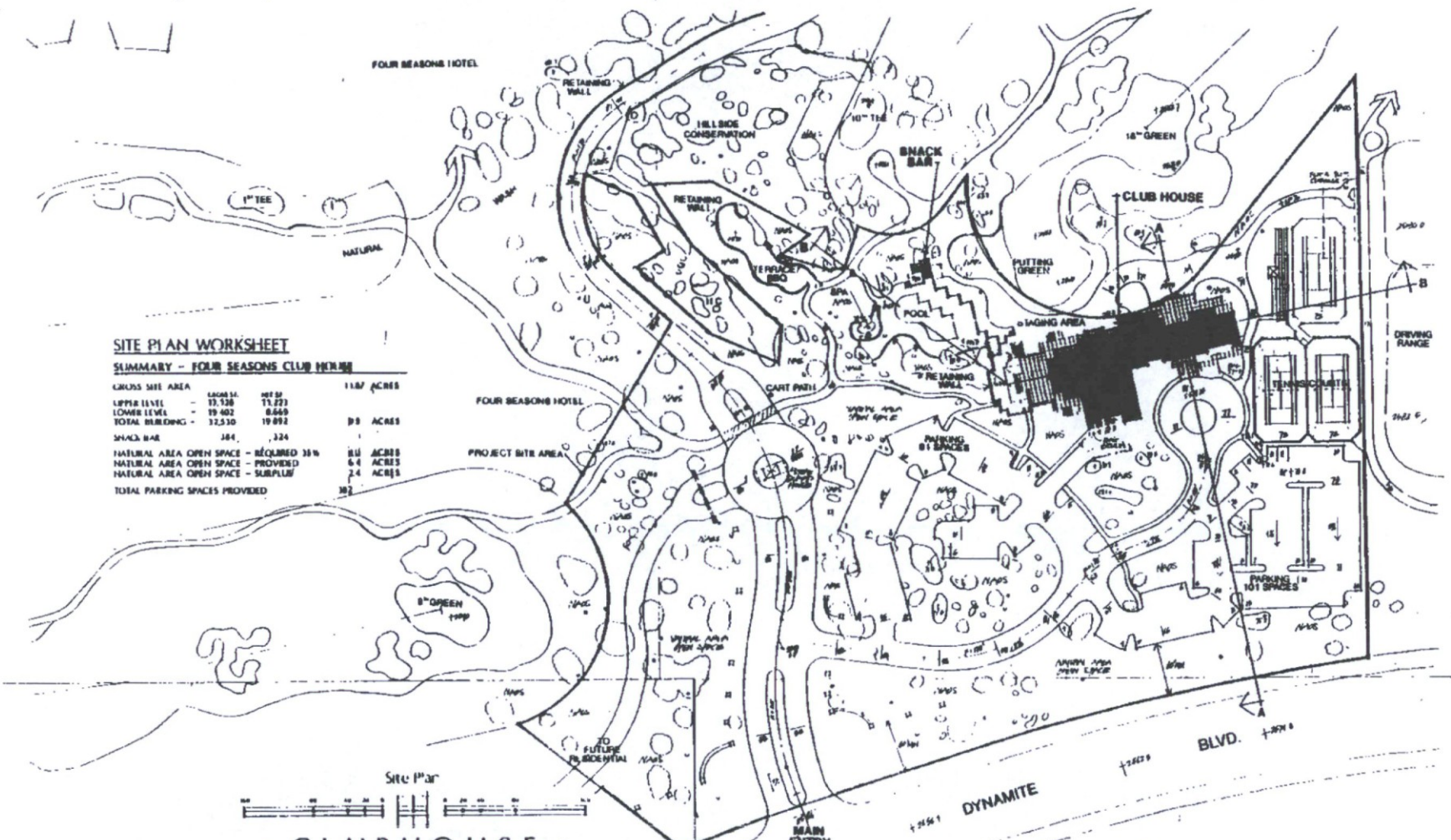
JOMAX ROAD

45-Z-90

SITE PLAN WORKSHEET

SUMMARY - FOUR SEASONS CLUB MEMBERS

GROSS SITE AREA	1187 ACRES
UPPER LEVEL - 13,138	11,773
LOWER LEVEL - 19,402	8,669
TOTAL BUILDING - 32,540	19,892
SNACK BAR	384, 324
NATURAL AREA OPEN SPACE - REQUIRED 38%	8.1 ACRES
NATURAL AREA OPEN SPACE - PROVIDED	6.4 ACRES
NATURAL AREA OPEN SPACE - SURPLUS	1.7 ACRES
TOTAL PARKING SPACES PROVIDED	382



• CLUBHOUSE •
 • FOUR SEASONS AT TROON NORTH •
 SCOTTSDALE, ARIZONA • PINNACLE PEAK PARTNERS
 CYP, INC ARCHITECTURE & PLANNING



45-Z-90

ATTACHMENT #3

UNSUBDIVIDED (STATE LAND)

NOTE
ADJUSTMENTS TO THE UNITS AND NUMBERS OF CH-AC FOR EACH PARCEL MAY BE MADE SUBJECT TO THE FOLLOWING CONDITIONS:

1. CITY STAFF APPROVAL.
2. THE TOTAL NUMBER OF UNITS FOR THE CITED PROJECT IS NOT INCREASED.
3. THE MAXIMUM NUMBER OF THE UNITS IN THE FORMED AREA NOT EXCEEDED.
4. THE MAXIMUM CHANGES FOR PARCELS A,B,C,D,E & AA IS LESS THAN 10% THE MAXIMUM CHANGES FOR ALL OTHER PARCELS IS LESS THAN 20%.



UNSUBDIVIDED (46 ACRES PARCELS)

R-48 H.D.

R-48 H.D.

LAND USE DATA

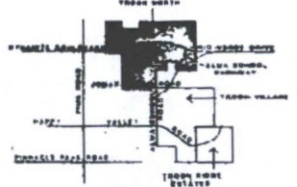
PARCEL	LAND USE	APPROVED 6/10/88				CH-AC	CH-AC	CH-AC	CH-AC
		RES.	OFF.	IND.	AG.				
A	RESIDENTIAL	10	100	100	110	10	100	100	110
B	RESIDENTIAL	10	100	100	110	10	100	100	110
C	RESIDENTIAL	10	100	100	110	10	100	100	110
D	RESIDENTIAL	10	100	100	110	10	100	100	110
E	RESIDENTIAL	10	100	100	110	10	100	100	110
F	RESIDENTIAL	10	100	100	110	10	100	100	110
G	RESIDENTIAL	10	100	100	110	10	100	100	110
H	RESIDENTIAL	10	100	100	110	10	100	100	110
V1	RESIDENTIAL	10	100	100	110	10	100	100	110
V2	RESIDENTIAL	10	100	100	110	10	100	100	110
S	RESIDENTIAL	10	100	100	110	10	100	100	110
P	RESIDENTIAL	10	100	100	110	10	100	100	110
L	RESIDENTIAL	10	100	100	110	10	100	100	110
M	RESIDENTIAL	10	100	100	110	10	100	100	110
N	RESIDENTIAL	10	100	100	110	10	100	100	110
O	RESIDENTIAL	10	100	100	110	10	100	100	110
Q	RESIDENTIAL	10	100	100	110	10	100	100	110
R	RESIDENTIAL	10	100	100	110	10	100	100	110
T	RESIDENTIAL	10	100	100	110	10	100	100	110
U1	RESIDENTIAL	10	100	100	110	10	100	100	110
U2	RESIDENTIAL	10	100	100	110	10	100	100	110
AA	RESIDENTIAL	10	100	100	110	10	100	100	110
CC	RESIDENTIAL	10	100	100	110	10	100	100	110
GC	RESIDENTIAL	10	100	100	110	10	100	100	110
PK	RESIDENTIAL	10	100	100	110	10	100	100	110
Y	RESIDENTIAL	10	100	100	110	10	100	100	110
TOTAL		10	100	100	110	10	100	100	110



ADVISORY

DATE	DESCRIPTION	APPROVAL

VICINITY MAP



LEGEND

- [Symbol] ARTERIAL STREET
- [Symbol] COLLECTOR STREET
- [Symbol] PARCEL BOUNDARY
- [Symbol] PARCEL DESIGNATION
- [Symbol] HILLSIDE CONSERVATION



ATTACHMENT #4



11/8/89

14844 NORTH 74th STREET SUITE 100 SCOTTSDALE ARIZONA 85260 487-3225

45-Z-90

28-Z-89
293-M-89

AMENDED PROPERTY DEVELOPMENT STANDARDS
AUGUST 27, 1990

PROPERTY AFFECTED

Troon North/Estancia Zoning Case
45-Z-90

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I. Mixed Lot Size Concept and Natural Area Open Space	2
II. Single-Family Residential	3
III. Townhouse Development Standards	7
IV. Resort Development Standards	10
V. Commercial Parcels	11

ATTACHMENT #5

AMENDED PROPERTY DEVELOPMENT STANDARDS

The amended property development standards apply to Troon North (which includes Pinnacle Peak Village North and the 620-acre parcel in Section 32 recently purchased from the Arizona State Land Department now called Estancia) and supercede the "Amended Development Standards" as approved in zoning case 28-Z-89 and dated January 10, 1990. All development shall be further regulated by Declaration of Covenants, Conditions and Restrictions (CC&Rs) as well as provisions of Article VI, Section 6.800, "Hillside District" of the Scottsdale Zoning Ordinance and the "Environmentally Sensitive Lands Ordinance" as approved by the City of Scottsdale.

I. MIXED LOT SIZE CONCEPT AND NATURAL AREA OPEN SPACE

The amended development standards reflect two key planning concepts that assure maximum site design flexibility and minimum disturbance of the native landscape: mixed lot sizes and aggregation of required natural area open space.

Mixed lot sizes: As long as overall density for any given development unit remains constant, individual lot sizes will be tailored to fit the terrain and can vary accordingly down to a minimum of 5,500 sq.ft. In the complex, fractured terrain of the Pinnacle Peak area, the "mixed lot size" approach assures minimum disruption of natural features and site plans that avoid a "standardized" appearance. (see figure A)

Aggregation of required natural area open space: Natural area open space (NAOS) required by the Hillside District is tied to percentages of areas that fall within six slope categories (0-2% slopes, 2%-5% slopes, etc.). At the time plats and/or site plans are processed, more detailed slope area measurements and natural area open space requirements will be calculated.

Typically, for standard single-family subdivisions, NAOS requirements are defined for individual lots and must be met within lot boundaries. Given the "mixed lot size" approach and the site's scenic complexity, it may be desirable to transfer NAOS requirements on any given lot to other lots or tracts where unique natural features warrant preservation. Thus, NAOS can be transferred from lots without significant natural features to other lots or areas where boulder outcrops, scenic washes, major vegetation or view corridors are present. By aggregating required NAOS, larger areas can remain undisturbed. This aggregation concept is also very important for R-4 and R-4R townhome developments where NAOS requirements may be met within a larger desert tract rather than with small areas of desert located on each lot. (see figure B).

II. SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

The property zoning standards modifications that follow provide a basis for implementing the Mixed Lot Size Concept. These standards replace all Single-Family Residential District standards found in Article V, Scottsdale Zoning Ordinance. In conjunction with the "Hillside District" requirements, these standards are intended to promote residential development while minimizing disruption of the natural desert environment. These single family residential development standards shall apply to all R1 districts within the development plan.

A. Lot Area and Dimensions

The minimum lot size shall be 5,500 square feet and subject to the density limits of the parcel and the standards included in Chart 'A'.

B. Density

1. There shall not be more than one (1) single-family dwelling unit on any one (1) lot. Detached guest houses shall not be permitted on lots less than 18,000 square feet in size.
2. Each lot greater than 18,000 square feet in size may have one (1) accessory building that is used to house guests or employees of the occupant of the principle dwelling. Said guest/employee dwelling shall never be rented, sold or offered for sale or rent independent of the principle dwelling. If guest houses on a parcel are intended to have cooking facilities, the applicant shall submit for rezoning to R-2. The R1 development standards shall apply to R-2 lots. Both dwellings shall meet the required front, side, and rear yard requirements.

C. Building Height

No building shall exceed thirty (30) feet in height, except as otherwise provided in Article VII.

D. Improvement Envelope

1. The improvement envelope is defined as that area of a lot bounded by the front yard setback, the side yard setbacks, and the rear improvement setback, as well as areas required for driveways and vehicular turn arounds. Manmade devices to enhance, stabilize or direct natural drainage will be allowed outside the improvement envelope.

2. All structures, including fences, and pools shall be contained within the improvement envelope. Driveway encroachments are allowed only within the front yard setback except that driveways that are shared by two or more lots may encroach into the side yard setback as approved by the Architectural Review Committee.
3. The improvement envelope size shall also be limited by the required NAOS unless its NAOS requirement is provided elsewhere on the NAOS-requirement document submitted to the City in addition to the plat.
4. That portion of the lot not contained within the improvement envelope shall be maintained in the natural condition as NAOS except for drainage devices.

E. Setbacks

SEE CHART A FOR SUMMARY

1. Front and rear setbacks (see figure C)
 - (a) The minimum front yard setback from the property line shall be twenty (20) feet for lots fronting onto local streets and twenty-five (25) feet for lots fronting onto streets of greater intensity than local streets.
 - (b) The minimum rear improvement setback from the property line shall be an average of twelve (12) feet with a minimum of seven (7) feet except:
 - (1) Type D lots (18,000 to 24,999 sq.ft.), Type E lots (10,000 to 17,999 sq.ft.) and Type F lots (5,500 to 9,999 sq.ft.): No rear improvement setbacks are required. If a space exists between improvements on adjacent lots it shall not be less than fourteen (14) feet in width with a minimum of seven (7) feet on each lot. Lots adjacent to O.S. HD/HC shall not have a minimum rear improvement setback.
 - (c) The minimum rear yard building setback from the property line shall be twenty (20) feet. No accessory buildings are allowed within the rear yard setback except ramadas or gazebos without solid walls. Note: City of Scottsdale Project Review/Coordination staff interprets all three-dimensional structures with any form of top covering as being a building.

(d) Determination of front yards for lots having frontage on more than one street shall be as follows:

(1) The frontage on the local street shall be considered the front yard. For lots greater than 18,000 square feet in size setback requirements on each street frontage shall be front yard setback requirements.

(2) The rear yard shall be opposite the front yard. Where these are not parallel, the rear yard shall be that line which is intersected by a line drawn perpendicular through a tangent to the midpoint of the front lot line. All lines joining the front or rear property line shall be side lot lines.

2. Side setbacks

The minimum side yard setback from the property line for each side shall be ten (10) feet except:

(a) Type D lots (18,000 to 24,999 sq.ft.) and Type E lots (10,000 to 17,999 sq.ft.): No side improvement setbacks are required. Any side yard must be a minimum of seven (7) feet in width except for those lots adjacent to O.S. HD/HC, where there is no minimum width. If a space exists between buildings on adjacent lots, it shall not be less than fourteen (14) feet in width with a minimum of seven (7) feet on each lot (see figure D). The intent of this requirement is to provide meaningful open space corridors. Variances of this seven (7) foot requirement may be granted by the Architectural Review Committee if the lots on each side of the lot line have the same owner and as long as the total space between the building is a minimum of fourteen (14) feet.

(b) Type F lots (5,500 to 9,999 sq. ft.): No side improvement setbacks are required. If a space exists between buildings on adjacent lots, it shall not be less than ten (10) feet in width (see figure E) with minimum of five (5) feet on each lot. Variances of this five foot requirement may be granted by the Architectural Review Committee if the lots on each side of the lot line have the same owner and as long as the total space between the building is a minimum of ten (10) feet.

- (c) In cases where side yards of corner lots abut streets and are adjacent to key lots, the minimum side improvement setback shall be sixty (60) percent the key lot front improvement setback. "Key lot" means a lot with one side line that is contiguous to the rear line of a corner lot (see figure F).

Note: Side yard setback "variances" as described above shall be subject to recordation of the adjusted side yard dimensions on all affected lots and a submittal reflecting such recordation shall be included in the subdivision file of the City of Scottsdale. Project review staff approval shall be required prior to recordation.

F. Distance Between Buildings

1. All lots must have a minimum distance of ten (10) feet between all buildings on the lot.
2. There shall be a minimum of separation between all buildings on adjacent lots of:
 - (a) Twenty (20) feet for lots greater than Type C.
 - (b) Fourteen (14) feet for Type D and Type E lots if a space exists.
 - (c) Ten (10) feet for Type F lots if a space exists.

G. Walls, Fences and Landscaping

1. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted within the improvement envelope. The height of the wall or fence is measured from the natural ground outside of the enclosure. It is recommended that walls/fences be buffered by natural vegetation to avoid creating unbroken reflective surfaces.
2. Swimming pools shall be screened from adjacent properties by a protective fence or permanent structure not less than four and one half (4.5) feet in height measured from the natural ground outside the enclosure. As a minimum, the lower three and one half (3.5) feet of the wall shall be of solid masonry or similar type construction as approved by the Architectural Review Committee. The swimming pool shall be protected by a protective enclosure which shall be

controlled by the use of self-closing gates with self-latching devices. A maximum of two and one-half (2.5) feet of wrought iron fencing is allowed above the masonry wall, subject to approval by the Architectural Review Committee. Water from the pool should not be visible from a normal street traffic view.

H. Access and Parking

1. All lots shall have vehicular access on a public or private street unless a secondary means of permanent vehicular access has been approved on a subdivision plat.
2. All lots that front onto streets, which are not categorized as local streets, must have turn-around areas or circular drives on the lot so that vehicles do not have to back out into the roadway.
3. The provisions of Article IX shall apply for parking except as modified by the Architectural Review Committee and the Development Review Board during the plan review process.

III. R-4 AND R-4R TOWNHOUSE DEVELOPMENT STANDARDS

The following development standards shall apply to all R-4 and R-4R townhouse or condominium projects and each project shall require Development Review Board approval. These standards shall replace all R-4 Townhouse Development Standards found in Article V, Section 5.800, Scottsdale Zoning Ordinance.

A. Minimum Property Size

Any property for which R-4 zoning is requested shall contain a minimum of eight thousand (8,000) square feet.

B. Open Space Requirements

The minimum amount of natural area open space shall be determined relative to the slope category per Hillside ordinance or as determined by the Environmentally Sensitive Lands ordinance, whichever is applicable. See Section II for details.

C. Building Height

The building height shall be reviewed by Development Review except that no building shall exceed thirty (30) feet in height excluding the chimneys, if any.

D. Landscaping Requirements

1. Existing vegetation shall be retained in any part of the total development which is not designated for grading or construction.
2. Existing vegetation which cannot be preserved in place but is suitable for transplanting shall be transplanted.
3. All areas between a building and street frontage, except for access drives and walks, shall be landscaped or left as natural area.
4. Irrigation, where required by non-arid plant materials, shall be provided by an automatic and timed watering system unless otherwise approved by the Project Review Director.

E. Density

1. The overall density shall not exceed one (1) dwelling unit per five thousand four hundred and fifty (5,450) square feet of gross land area.

F. Building Setback

1. There shall be a minimum front yard of twenty (20) feet. A variances from this requirement may be approved by the Architectural Review Committee if the following conditions are met:
 - (a) All garage doors shall be a minimum of twenty (20) feet from the front lot line.
 - (b) A maximum of one third (1/3) of the total number of units within a development may have a front yard setback of less than twenty (20) feet.
 - (c) The minimum front yard setback shall be either ten (10) feet from the front property line or eighteen (18) feet from the back of curb adjacent to the lot, whichever is greater.
2. A project perimeter building setback of not less than ten (10) feet shall be provided.
3. There shall be a minimum side yard of zero (0) feet or five (5) feet and a minimum rear yard structure setback of ten (10) feet in the interior of the development.

G. Distance Between Buildings

1. The minimum distance between adjacent buildings shall be zero (0) feet.
2. If a space does exist between two main buildings, a main building and a accessory building or accessory buildings on adjacent lots, it shall not be less than ten (10) feet.

H. Walls, fences and required screening

1. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted within the improvement envelope. The height of the wall or fence is measured from the natural ground outside of the enclosure. It is recommended that walls/fences be buffered by natural vegetation to avoid creating unbroken reflective surfaces.
2. All parking areas shall be screened from off-site views to a height of three (3) feet above the parking surface.
3. Swimming pools shall be screened from adjacent properties by a protective fence or permanent structure not less than four and one-half (4 1/2) feet in height. The swimming pool shall be protected by a protective enclosure which shall be controlled by the use of self-closing gates with self-latching devices. The water should not be visible from a normal street traffic view.

I. Access

Access shall be determined by Development Review Board.

J. Signs

The provisions of Article VIII shall apply.

K. Parking

The Provisions of Article IX shall apply except as modified by the Architectural Review Committee and the Development Review Board during the plan review process.

IV. R-4R RESORD DEVELOPMENT STANDARDS

The provisions of Article V, Section 5.900, Scottsdale Zoning Ordinance (as modified by Article VI, Section 6.800 Hillside District, Scottsdale Zoning Ordinance) shall apply except as modified below.

Section 5.904 Property Development Standards

D. Building Height

1. No building shall exceed thirty (30) feet in height.

E. Overall Yard Requirements

1. There shall be a yard a minimum of twenty (20) feet in depth adjacent to all perimeter property lines, including property lines abutting perimeter streets, except that there is no minimum yard requirement for those property lines that abut an O-S district containing a golf course or hillside conservation (H.C.) area or that abut an R-1 district if within the R-1 district there is a hillside conservation (H.C.) area at least thirty (30) feet in depth dedicated along the entire length of the property line for which there will be no minimum setback.
2. Within one hundred (100) feet of any perimeter street or any R-1 district boundary line all buildings shall be:
 - a. Used only for guest rooms that are detached from central hotel facilities or for dwelling units.
 - b. A maximum of one-story in height.
3. There shall be a yard a minimum of one hundred (100) feet in depth adjacent to all perimeter streets, maintained as meaningful open space except for pedestrian and vehicular access ways, unless buildings as allowed in #2 above are constructed, or unless the depth is modified by Development Review Board Approval.
4. Within fifty (50) feet of any district boundary line other than R-1 except as allowed in #1 above, or any property line abutting additional R-4R zoning, all buildings shall be:
 - a. Used only for guest rooms that are detached from central hotel facilities or for dwelling units.
 - b. A maximum of one-story in height.

F. Buildings, Walls, Fences and Landscaping

1. Walls and fences not to exceed eight (8) feet in height and walled driveway entrances not to exceed six (6) feet in height shall be permitted, except that walls and fences must not exceed three (3) feet in height in the required one-hundred (100) foot yard along street frontages and in the ten (10) feet adjacent to the street where a twenty (20) foot setback is allowed along street frontages. Those yards must be maintained as landscaped or natural area open space and may be penetrated by pedestrian and vehicular access ways only. (Walled driveway entrances not to exceed six (6) feet in height shall be permitted within the setback requirements if such entrance is compatible with the surrounding development).
2. When a resort district abuts a single-family residential district, a landscaped or natural area open space, a minimum of twenty (20) feet wide, with sufficient vegetation to buffer the adjacent property shall be planted or provided on the abutting lot line.
3. Landscaping shall be determined by Development Review Board approval.
4. Swimming pools shall be completely enclosed by a protective fence or structure not less than four and one-half (4 1/2) feet in height, except that pool security may be accommodated by other means when allowed by Development Review approval. Gates in required fences shall be self-closing and equipped with self-latching devices.

V. COMMERCIAL PARCELS

A. Modifications

The commercial parcels contained within this rezoning case shall be developed according to the normal development standards except as modified by the following chart.

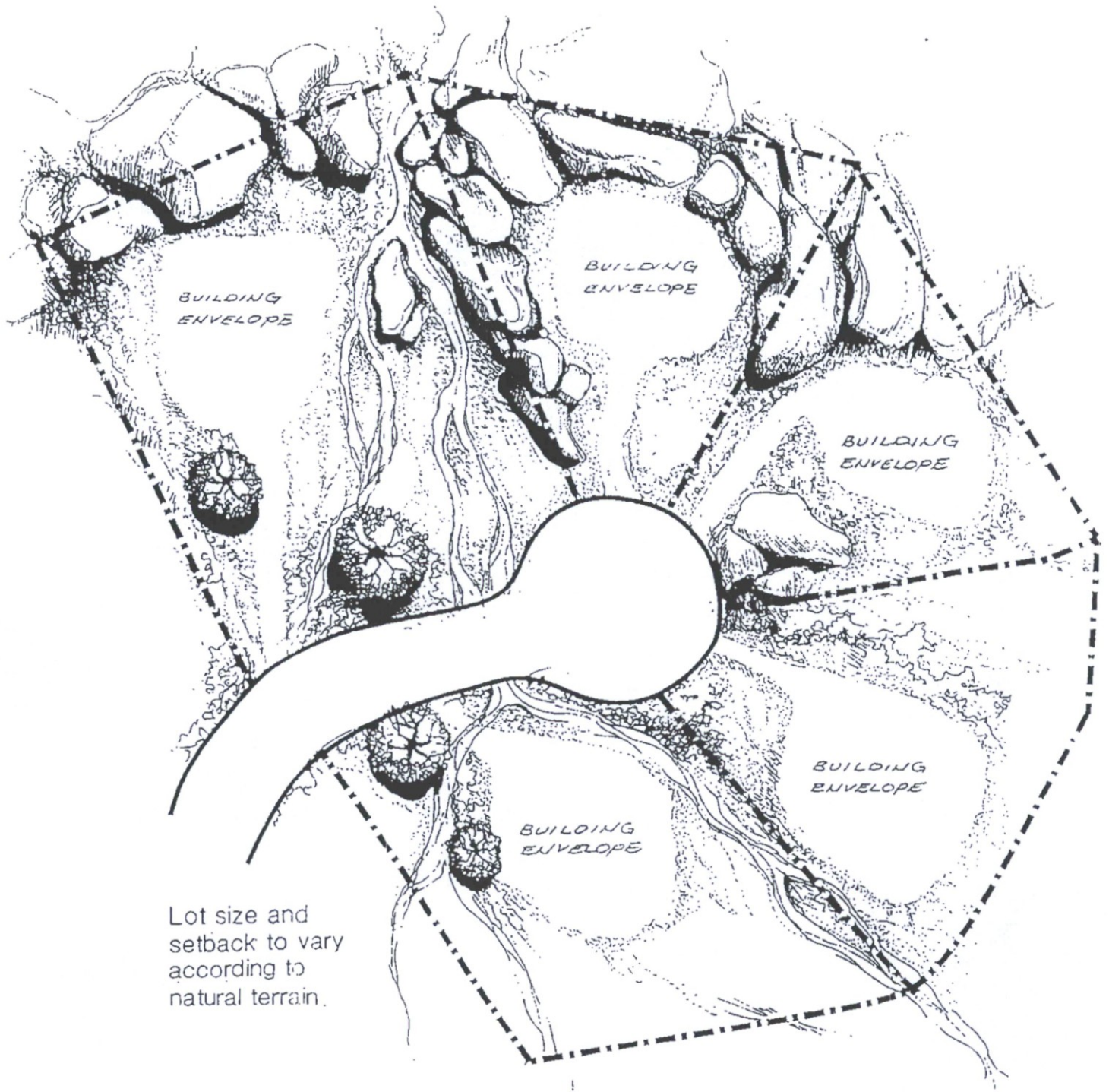
<u>Commercial Parcel</u>	<u>Maximum Height</u>	<u>Maximum FAR</u>
<u>2500 ACRES</u>		
"M" C-0	Standard	.20
"N" PCC	Standard	.25
"O" C-0	Standard	.25
"Q" S-R	Standard	.25
"T" C-2	Standard	.20
"X" C-2	Standard	.25
"Y" C-2	Standard	.30

CHART A
SETBACK REQUIREMENTS
SINGLE FAMILY RESIDENTIAL

TYPE	Lot Area**		IMPROVEMENT ENVELOPE Minimum Setbacks			Minimum Rear*** Yard (2) Setback	Minimum Distance Between Buildings on Adjacent lots
	Minimum Sq. Ft.	Maximum Sq. Ft.	Front Yard	Rear Improvement	Side*** Yard (1)		
A	70,000	---	20'(I.) 25'(G.)	7'	10'	20'	20'
B	35,000	69,999	20'(I.) 25'(G.)	7'	10'	20'	20'
C	25,000	34,999	20'(I.) 25'(G.)	7'	10'	20'	20'
D	18,000	24,999	20'(I.) 25'(G.)	0'	*0'	20'	*0' or 14'
E	10,000	17,999	20'(I.) 25'(G.)	0'	*0'	20'	*0' or 14'
F	5,500	9,999	20'(I.) 25'(G.)	0'	0'	20'	0' or 10'

NOTES

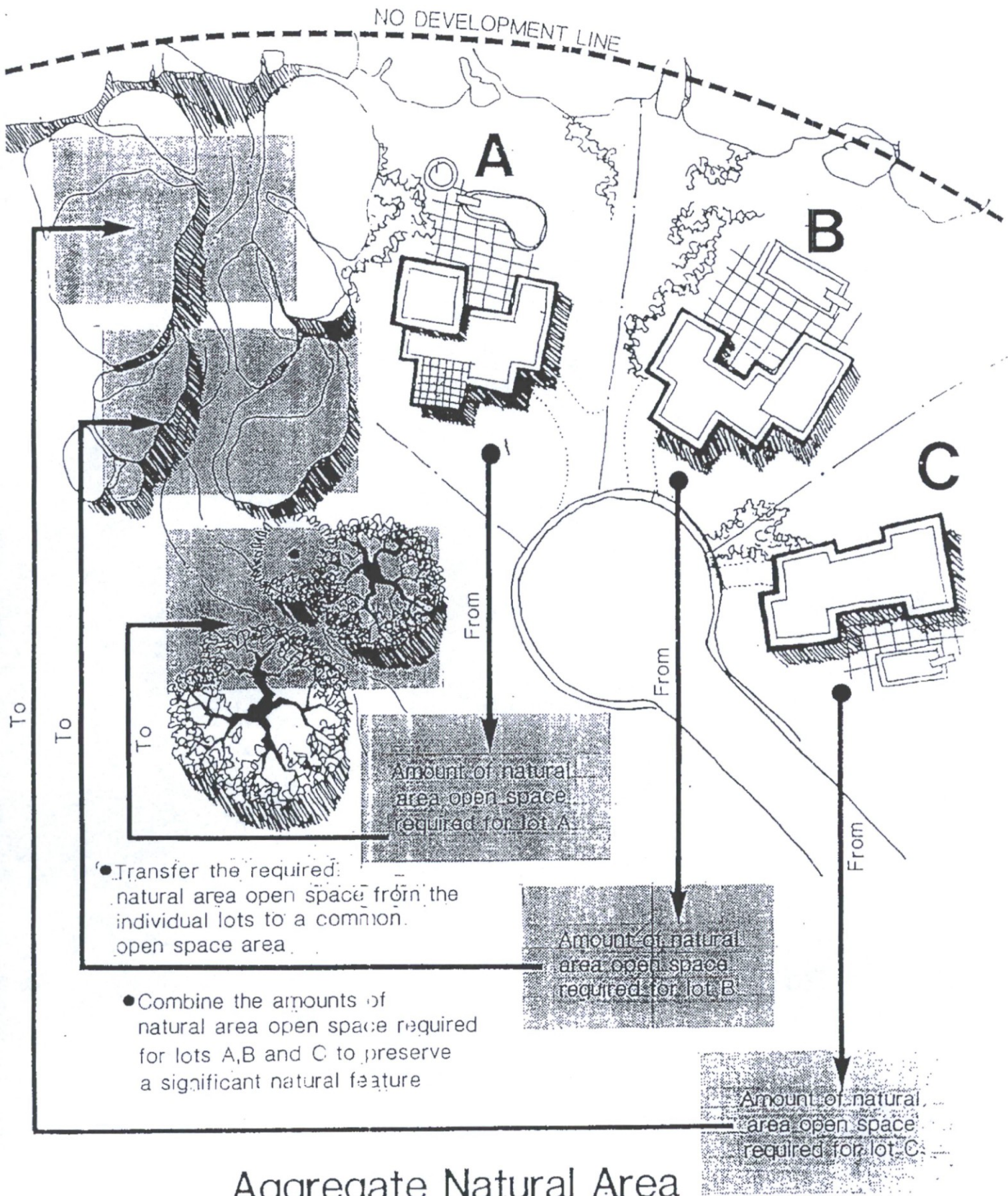
- * For Type D and Type E lots: any side yard must be a minimum of seven (7) feet in width except for variances approved by the Architectural Review Committee and City of Scottsdale Project Review staff. If a space exists between buildings on adjacent lots, it shall not be less than fourteen (14) feet in width.
 - ** Lot area is H.D. (Hillside Development) are exclusive of any H.C. (Hillside Conservation) area.
 - *** No side yard or rear yard improvement setbacks are required for lots that are adjacent to O.S. HD/HC.
- L: Local street
G: Greater intensity than Local street
- (1) For lots abutting key lots, the side yard of corner lots must be 60% of the key lot front yard. A key has one side that is contiguous to the rear line of a corner lot.
 - (2) No accessory buildings are allowed within the rear yard setback except ramadas or gazebos without solid walls.



Lot size and setback to vary according to natural terrain.

Figure A
Mixed Lot Size Concept





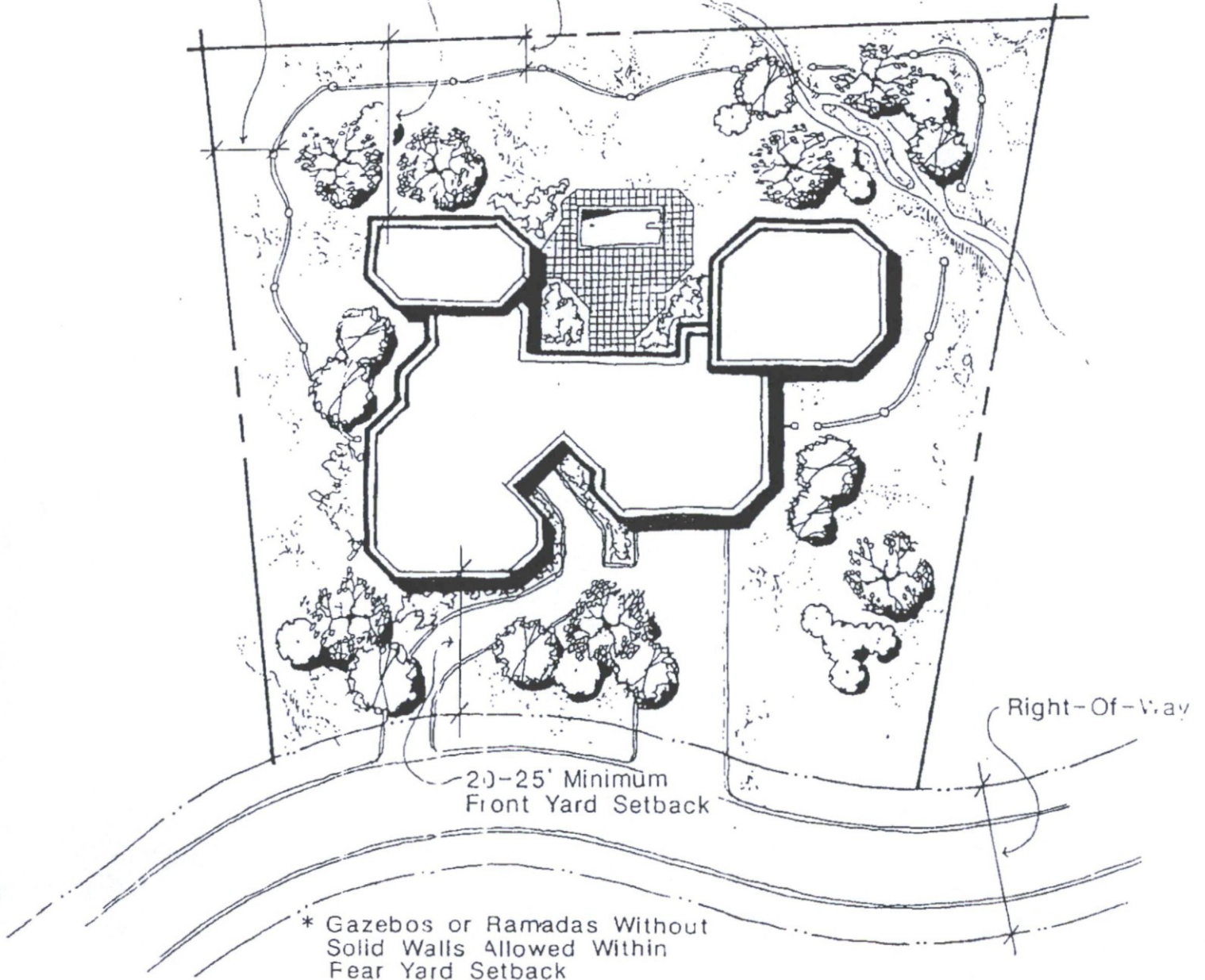
Aggregate Natural Area Open Space Concept Sketch.

Figure B

Side Yard Setback

20' Minimum
Rear Yard Setback *

7' Minimum 12' Average
Rear Improvement Setback



SINGLE-FAMILY DEVELOPMENT STANDARDS SKETCH:

SETBACKS FOR LOTS 25,000 SQUARE FEET OR LARGER

Scale 1" = 30'

Figure C

SINGLE-FAMILY DEVELOPMENT STANDARDS SKETCH:

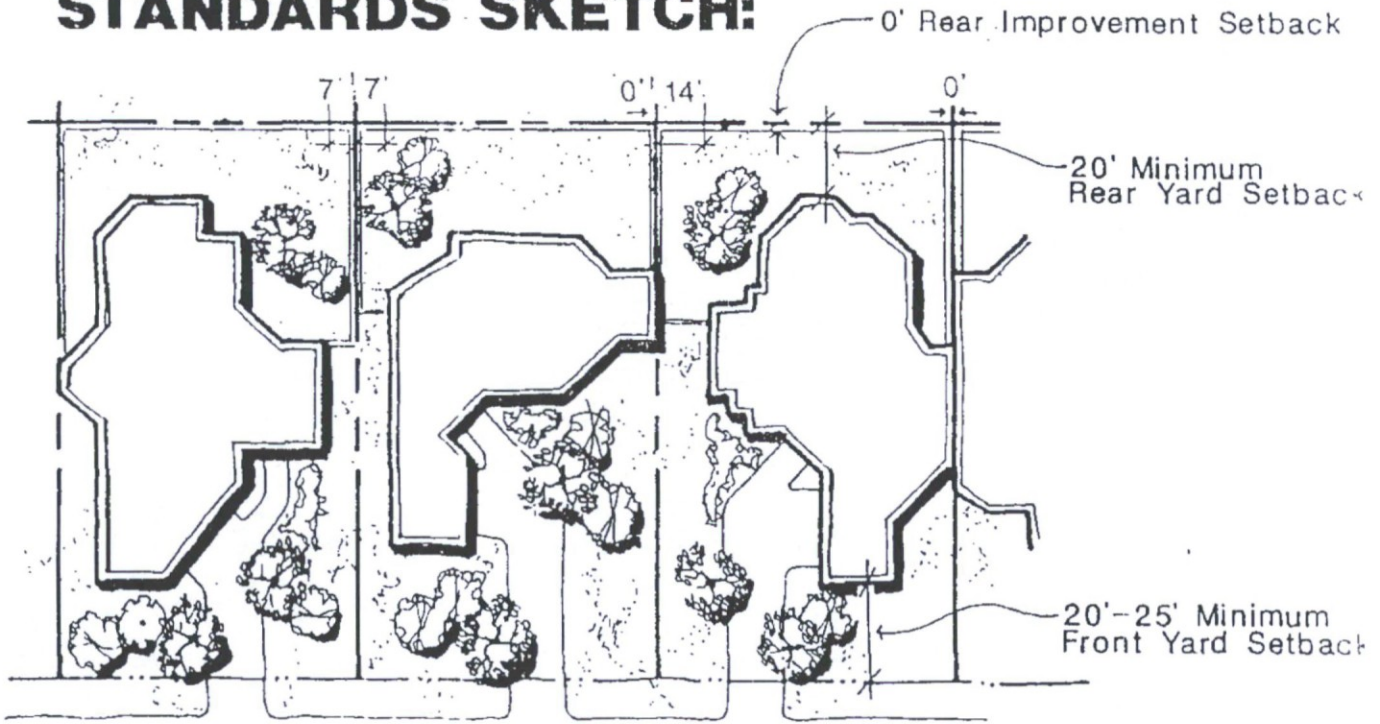


Figure D

SIDE YARD SETBACKS FOR TYPE D LOTS (18,000 SQ.FT. MINIMUM) & TYPE E LOTS (10,000 SQ.FT. MINIMUM)

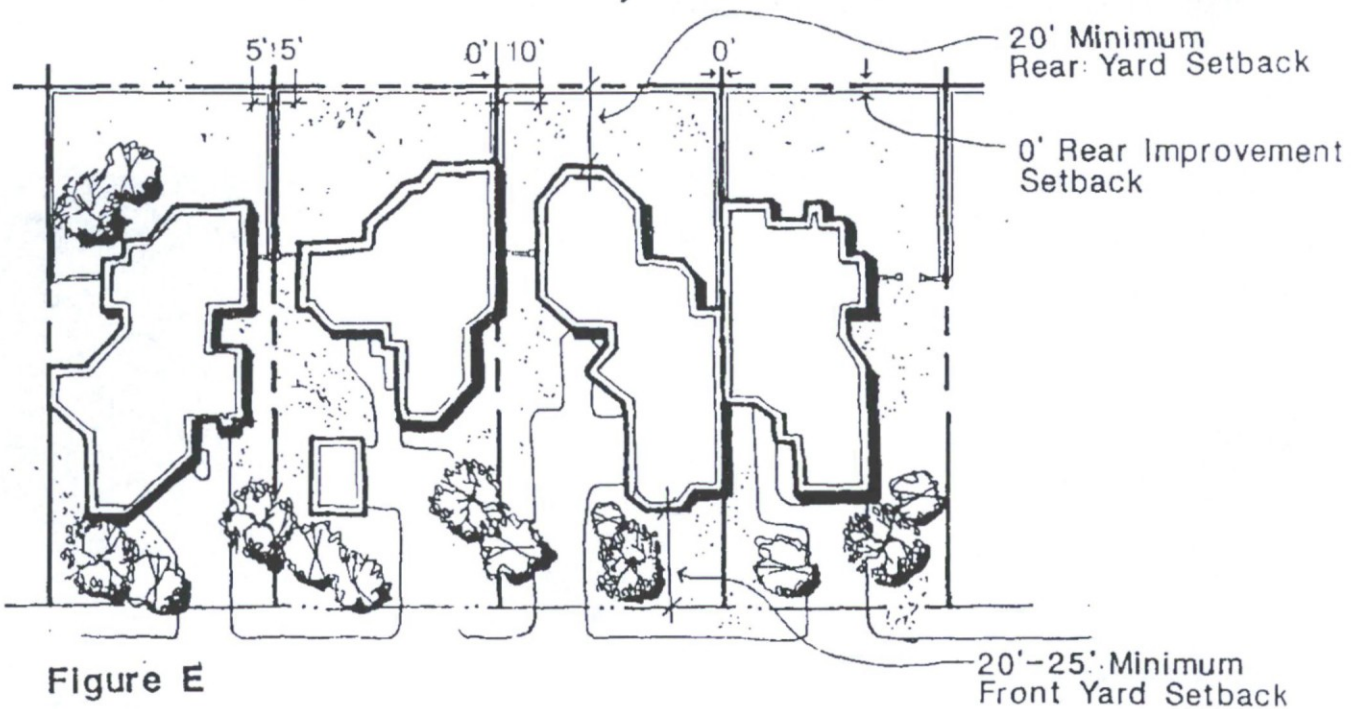
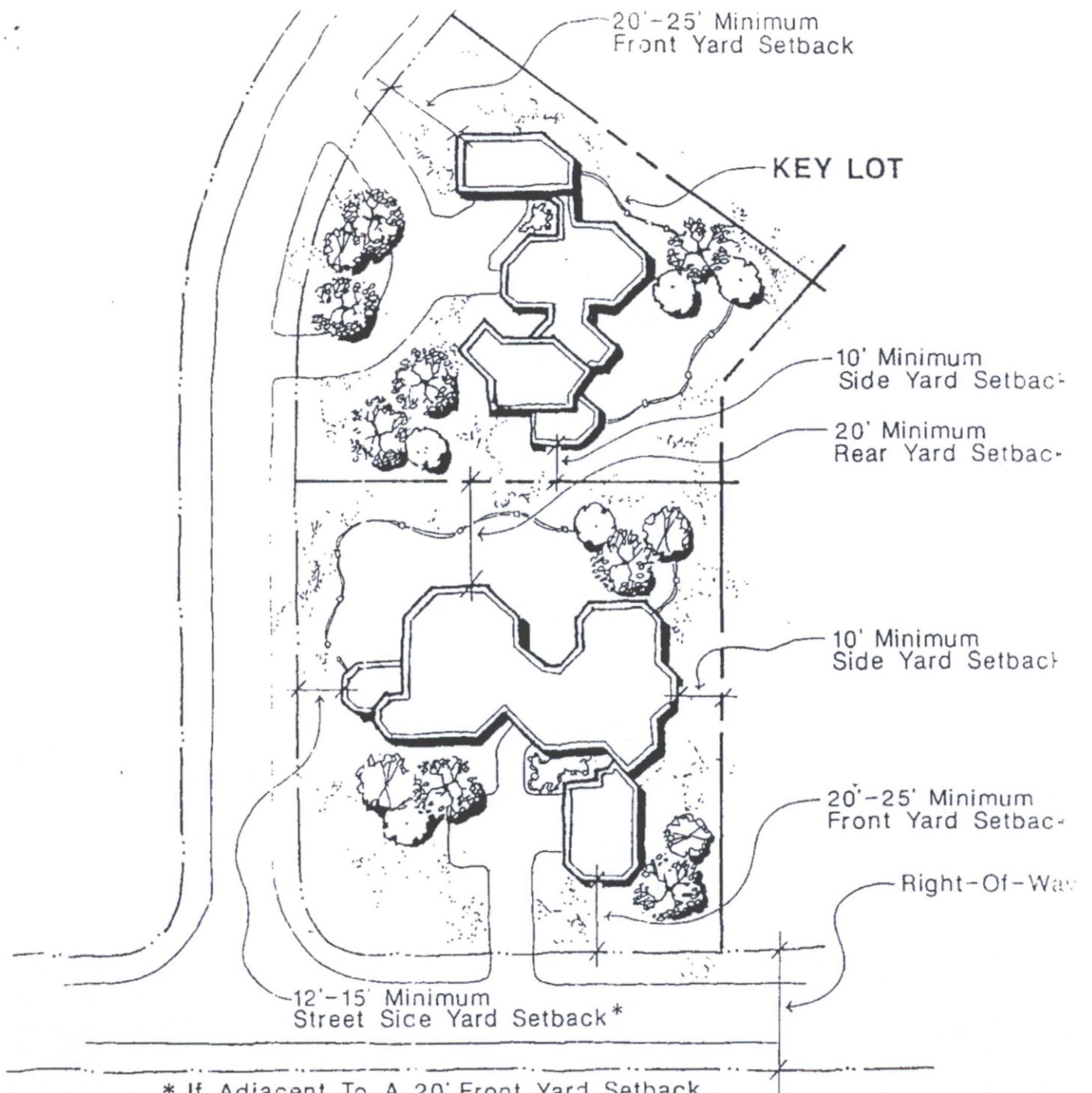


Figure E

SIDE YARD SETBACKS FOR TYPE F LOTS (5,500 SQ.FT. MINIMUM)

Scale 1" = 50'



* If Adjacent To A 20' Front Yard Setback,
12'(60%) Is Required

* If Adjacent To A 25' Front Yard Setback,
15'(60%) Is Required

SINGLE-FAMILY DEVELOPMENT STANDARDS SKETCH:

STREET SIDE SETBACKS FOR SINGLE FAMILY LOTS

Scale 1" = 50'

Figure F

26-UP-90 -- USE PERMIT APPROVAL FOR A CHURCH IN
THE R1-35
9575 E. LARKSPUR DRIVE
CONTINUED TO OCTOBER 8, 1990

MOTION was made by Commissioner Prior to continue Cases 29-Z-90, 36-Z-90, 46-Z-90 and 26-UP-90 to the above-mentioned dates. The motion was seconded by Commissioner Olsson, which carried, 6-0.

ZONING:

32-Z-90 -- REZONE FROM C-2 TO D/RS-1
7156 E. MAIN STREET

Mr. Crew explained the request submitted in anticipation of a complete interior remodeling and expansion of the existing Suzanne Brown Gallery.

Mr. Crew stated staff was recommending approval, subject to the stipulations.

43-Z-90 -- AMEND THE TIMING STIPULATION FOR THE DESERT
RANCH MASTER DEVELOPMENT PLAN
1/2 MILE SE OF PIMA AND STAGECOACH PASS ROAD

Mr. Hadder explained their request to extend the approval of the plan to allow the applicant additional time to begin construction.

Mr. Hadder stated that staff was recommending approval of the 3-year time extension, subject to the original stipulations of Case 33-Z-87.



45-Z-90 -- AMEND AN APPROVED DEVELOPMENT MASTERPLAN
AND AMEND MODIFIED DEVELOPMENT STANDARDS FOR
A MASTER PLANNED PROJECT
DYNAMITE BLVD. FROM 92ND TO 122TH ST.

Mr. Hadder explained the request to revise and reallocate land uses and densities within a master planned development which is known as Troon North and Estancia projects.

Mr. Hadder stated the staff was recommending approval, subject to the stipulations.

Commissioner Prior asked if the total area of open space was being changed.

Planning Commission
September 10, 1990
Page Three

Mr. Hadder replied that the amount of open space and conservation area both remain the same.

MOTION was made by Commissioner Hall to forward Cases 32-Z-90, 43-Z-90, and 45-Z-90 to City Council with the recommendation of approval. The motion was seconded by Commissioner Prior, which passed, 6-0.

USE PERMITS:

28-UP-90 -- USE PERMIT APPROVAL FOR PATRON DANCING AN C-2
PCD
8380 VIA DE VENTURA

Mr. Crew explained the request to provide patron dancing in the existing Coral Bay restaurant.

Mr. Crew stated that staff was recommending approval, subject to one stipulation regarding outdoor speakers.

29-UP-90 -- USE PERMIT APPROVAL FOR LIVE ENTERTAINMENT
AND PATRON DANCING IN C-2
6830 FIFTH AVENUE

Ms. Padian explained the request to permit live entertainment and patron dancing for Club Fifth Avenue.

Ms. Padian stated that staff was recommending approval, subject to the stipulations.

Commissioner Prior hoped that when the canal bank improvement is completed and shops are open to the exterior, they will be able to have outdoor entertainment or music on the canal bank area, at which time he would hope the stipulation would be removed.

Ms. Padian stated staff concurred.

MOTION was made by Commissioner Prior to forward Cases 28-UP-90 and 29-UP-90 to City Council, with the recommendation of approval. The motion was seconded by Commissioner Olsson, which carried, 6-0.

REGULAR AGENDA:

TO: DEVELOPMENT REVIEW BOARD **DATE:** November 21, 2002
FROM: CURRENT PLANNING SERVICES
SUBJECT: CASE 57-DR-2002
REQUEST: Approve Site plan & elevations
PROJECT NAME: The Villages at Troon North (Parcel T)
LOCATION: South side of Dynamite Blvd, 1/4 mile east of 97th Pl

DEVELOPER/OWNER: Pinnacle Estancia Retreats L L C
ARCHITECT/DESIGNER: GSA Tyndall
ENGINEER: Friedhoff Civil Engineers
APPLICANT/COORDINATOR: GSA Tyndall/Joe Tyndall
502 S College Ave Ste 203
Tempe, AZ 85281
480-967-5355

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

CONCURRENCE: The Transportation Engineering Division and Stormwater Management Division have reviewed this project for compliance to zoning stipulations, city ordinances, and policies.

PUBLIC COMMENTS: During the zoning process in the spring of 2002, the applicant held two open houses and sent a couple of letters to the surrounding property owners and homeowner associations regarding the site plan for this parcel. Since the site plan was approved by City Council, the applicant has sent the Estancia Community Association letters/drawings regarding the architecture of the buildings for comments. This was done twice to address their comments.

REQUEST: The applicant requests approval of site plan, landscape plan, and elevations for a 17-acre commercial/office center consisting of 13 buildings.

LOCATION & ZONING: This parcel is an undeveloped site within the Troon North Master Plan that is intended to provide commercial land use needs to the surrounding area. The site is located on the south side of Dynamite Boulevard, 1/4 mile east of the Estancia Community main entrance. The current zoning of the parcel is Central Business District, Hillside District, Environmentally Sensitive Lands (C-2 HD ESL).

Several existing development types surround this parcel:

- North across Dynamite Boulevard: Patio home and single family residential
- South: Patio home residential
- East: Golf Course
- West: Estancia golf maintenance facility

CHARACTERISTICS: Environmentally, the land within the parcel undulates and contains a variety of desert vegetation that is typical of the area. A natural berm separating

Dynamite Boulevard and the site will be maintained as part of the scenic corridor and act as a buffer. Also, an existing knoll, zoned Hillside Conservation (HC), will be preserved on the site.

HISTORY: In the early 1980's, this property was rezoned from large lot residential to Central Business District/Hillside District (C-2 HD). Then, in 1994 the Troon North Master Plan was updated and refined by case 43-ZN-94. The stipulations from that case contained the requirement for site plan approval by the City Council. On July 2, 2002, the city Council approved the site plan for this property with case 10-ZN-02.

DISCUSSION: The site has two access driveways on the south side of Dynamite Blvd. that were stipulated as part of the zoning case (10-ZN-02). Both drives will have full median breaks on Dynamite Blvd. The pedestrian plan for the site shows a system of sidewalks and crosswalks that link the individual buildings together and to Dynamite Blvd. The applicant has provided an average 100 ft. scenic corridor along Dynamite Blvd. that includes a multi-use trail and sidewalk.

There are 13 individual buildings placed throughout the site. The central portion of the site includes building (A, E, F, H & K) proposed to be occupied with commercial uses. Buildings E & F are the two main commercial buildings, which form a pedestrian courtyard area between them. Courtyard office buildings (B, C, D, G, L & J) will be located along the southern property line. The applicant has agreed to screen the southern property line between buildings G and L from potential automobile headlights into the Estancia neighborhood with landscaping, a berm with landscaping, or another wall. The applicant has indicated that they will continue to work with the neighborhood on a final solution. Staff has stipulated the screening method return for a Staff Approval prior to final plans submittal.

The applicant proposes to build the project in three phases. Phase one includes the construction of building A, which has been stipulated for a separate Development Review Board approval, and buildings B and C. The two main commercial buildings (E&F) will be constructed in phase two. Phase three will construct the remaining buildings (D, G, L, J, H & K). Again, staff has stipulated that buildings H & K return for a separate Development Review Board approval.

The applicant proposes to submit a mixed-use shared parking program that is an option in the Zoning Ordinance to reduce the total required parking in large mixed-use facilities in which uses operate at different times from one another throughout the day. The site plan indicates 543 parking spaces on the site and according to the proposed floor plans; the site requires 656 parking spaces. The 543 provided parking spaces is a 17.2% reduction from the total required. The mixed-use shared parking program allows a maximum 20% reduction by staff. Staff has stipulated that the mixed-use shared parking program shall be updated as each tenant space is filled or when any tenant improvement (TI) plans occur.

The applicant has submitted a lighting plan. To further refine the details of the plan, staff has stipulated that the light plan, photometrics, and cut sheets return for a Staff Approval prior to final plans submittal.

The building elevations are composed of stucco accented with dry stack stone veneer on the columns, building corners, pedestrian archways, retaining walls, and towers. The roofs contain a combination of flat parapet and standing seam metal shed roofs. The main commercial buildings (E&F) have been broken up horizontally and vertically through breaks in the faced, tower elements, columns, and covered pedestrian walkways. All window and doors have been recessed into the building facades. The office condo buildings (B,C,D&J) have been designed around interior courtyards that open up to the parking lot on the north. These buildings have also been broken up horizontally and vertically like the main commercial buildings.

The applicant proposes to paint the buildings a variety of earth tone colors that meet the Environmentally Sensitive Lands Ordinance LRV, value, and chroma requirements. The main bodies of the buildings consist of a variety of browns and tans (Jerhico Brown, Wild Country, Basque Brown, Bark Mulch and Brazilian Brown). Clay and light green (Roaring Hearth, Tomahawk, and Brass Bucket) are proposed as accents on the buildings. The standing seam metal roofs are green (Wild Grasses).

The zoning case (10-ZN-02) stipulated the height of the offices adjacent to the southern property line. These offices will be residential in character and stipulated to a maximum height of 22 feet as measured from finished floor, 30 feet as measured from existing grade. The remaining buildings have a maximum height restriction of 30 ft. according to the ESL Ordinance. A plane measured vertically above the existing natural terrain elevation prior to grading; as the natural grade rises, establishes the height of the buildings. The applicant has agreed to revise all the elevation drawings to show the existing natural terrain elevation prior to final plans submittal proving the buildings meet the 30 ft. height restriction. During the zoning case hearing, the applicant indicated that the maximum tower height would be 48 ft. above natural grade and 44 ft. above finished floor. Staff has stipulated the tower heights to 48 ft. above natural grade and 44 ft. above finished floor.

The applicant proposes to use a desert theme consisting of Sweet Acacia, Blue Palo Verde, Desert Museum Palo Verde, Foothills Palo Verde, Ironwood, and Velvet Mesquite trees that match the existing vegetation in the area. A variety of shrubs, ground covers, and vines will be incorporated throughout the project. The average 100 ft. scenic corridor will be enhanced with Foothills Palo Verde trees and a variety of shrubs.

RELATED CASES: 43-ZN-94, 10-ZN-2002



Bill Verschuren
Senior Project Coordination Planner
480-312-7734

- ATTACHMENTS:**
- #1-Project Narrative
 - #2-Aerial
 - #3-Zoning Map
 - #4-Context Photos
 - #5-Site/Pedestrian Plan
 - #6-Landscaping Plan
 - #7-Phasing Plan
 - #8-Building Elevations (B,C&J)
 - #9-Building Elevations (D&L)
 - #10-Building Elevations (E)
 - #11-Building Elevations (F)
 - #12-Floor Plans (E&F - level 1)
 - #13-Floor Plans (E&F - level 2)
 - #14-Floor Plans (B, C &G)
 - #15-Floor Plans (D&L)
 - #16-Floor Plans (J – level 1 &2)
 - #17-Site Walls and Entry Features
 - #18-Site Cross Sections
 - #19-Scenic Corridor Plan
 - A-Stipulations
 - B-Ordinance Requirements

Revised Project Narrative

The Village at Troon:

The design strategy for the project is as follows: The project is sensitively integrated into the surrounding landscape, while the architecture draws from the established local vernacular. Intimate courtyards give way to scenic expanses, and staggered building masses relate to the constantly sloping topography, natural features such as rock outcroppings, and distant views. The centerpiece of the development is a mixed-use 'village-style' development containing retail, with office above. The buildings create a central courtyard around which a majority of the development's retail uses are focused. This creates synergy between the various retail uses and the offices above, as well as a well-defined gathering place. The highest-intensity retail and office uses are kept toward Dynamite road both for visibility and congruence of adjacent uses. The southern edge of the site is well suited for the lower density, lower intensity office condominium uses. Smaller in scale and massing, these uses relate more to the residential uses to the south of the site. The pad uses are concentrated along the eastern edge of the site to facilitate ease of ingress and egress without generating traffic through the center of the site. These uses will see greater number and frequency of trips by local residents.

Case # 476-PA-2001

57-DR-2002

ATTACHMENT #1



Q.S.
51-52

G.I.S. ORTHOPHOTO 2002

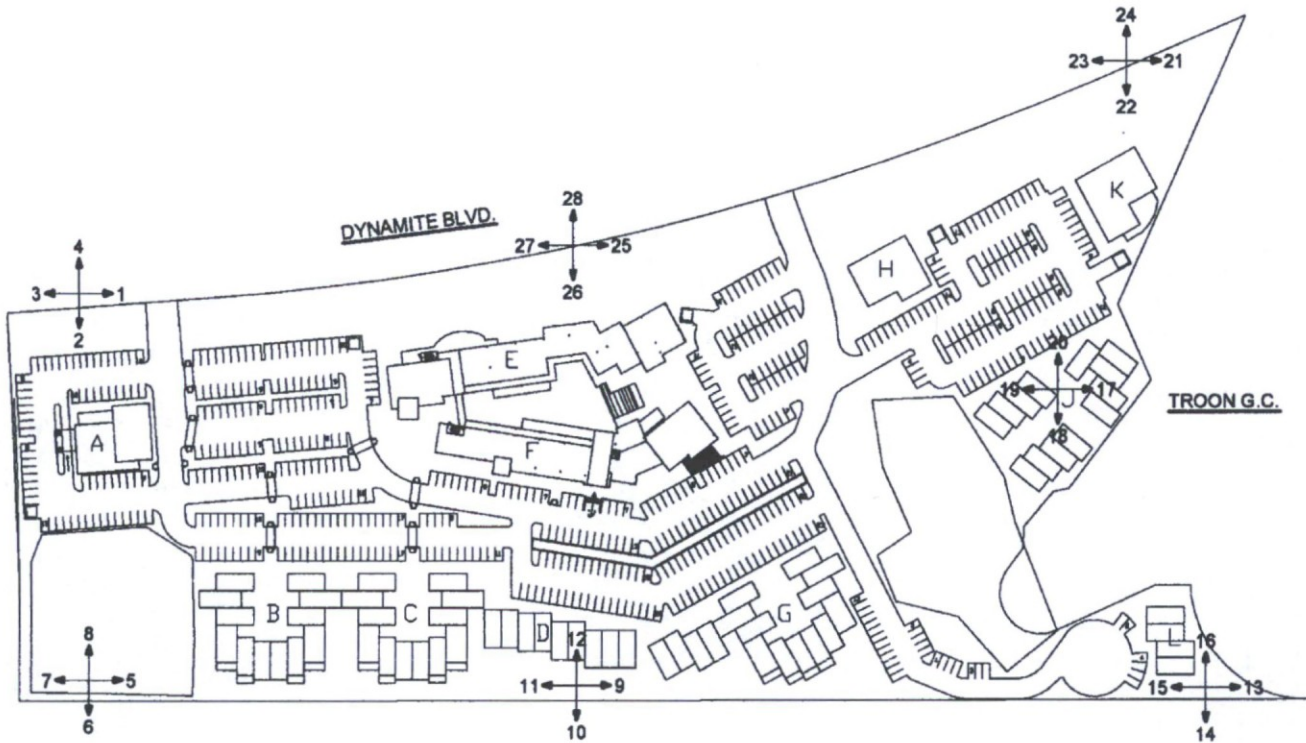


The Villages at Troon North

57-DR-2002

ATTACHMENT #2

ATTACHMENT #4



ESTANCIA

57-DR-2002



TROON PARCEL T SITE PHOTO KEY PLAN

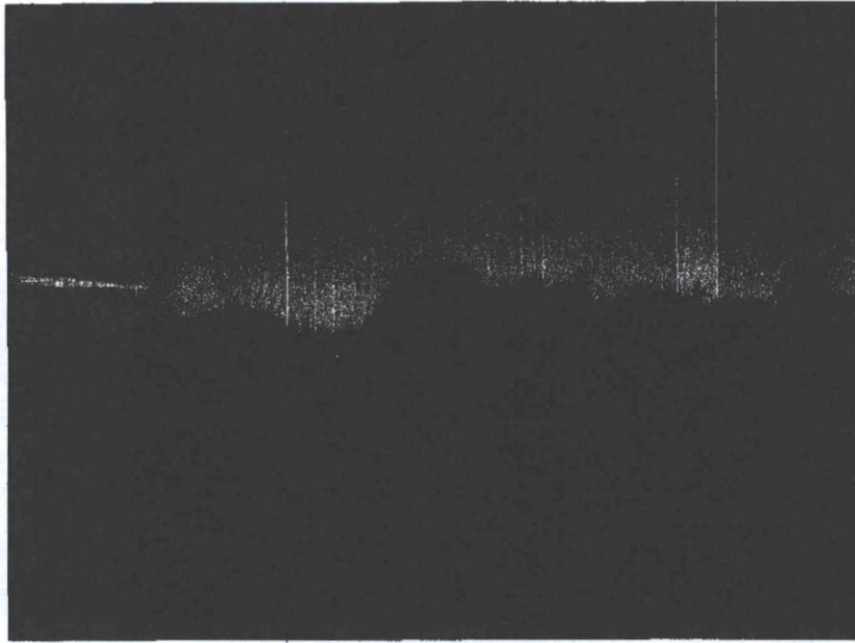
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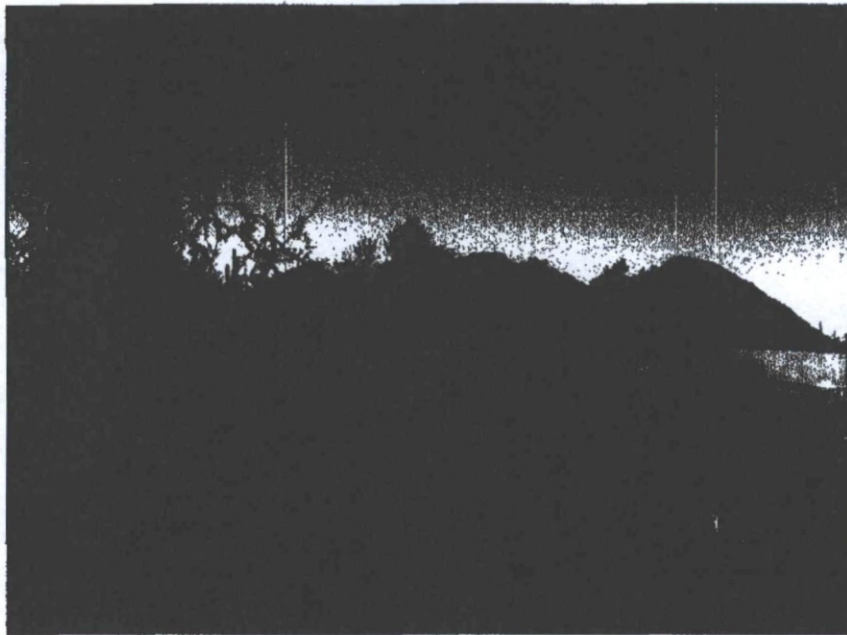
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476-PA-2001 #2

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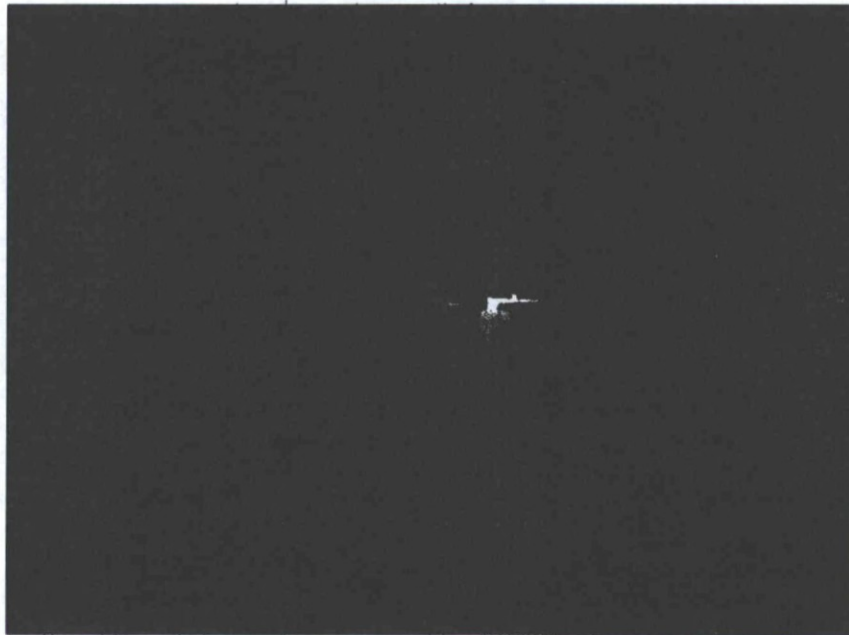
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TROON PARCEL T SITE PHOTOGRAPHS

476-PA-2001 #2



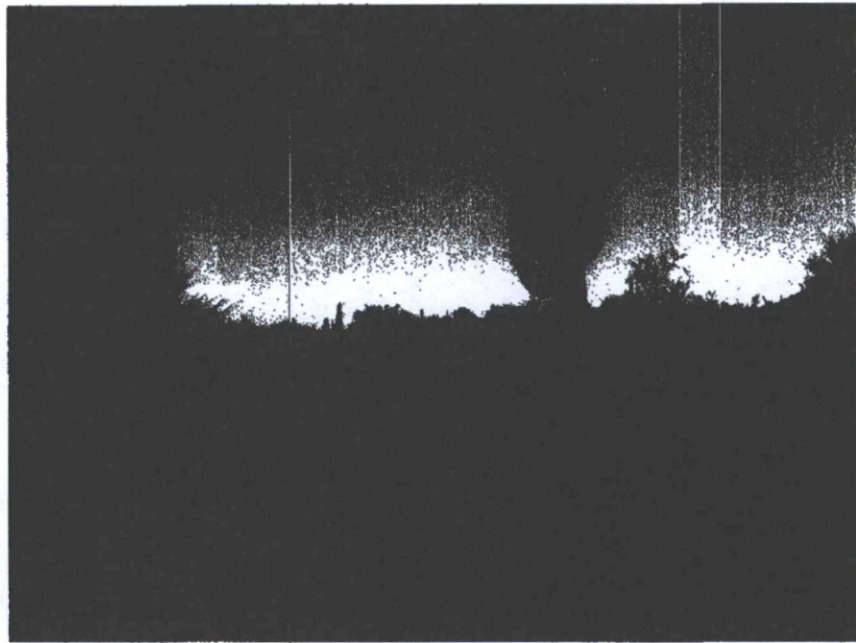
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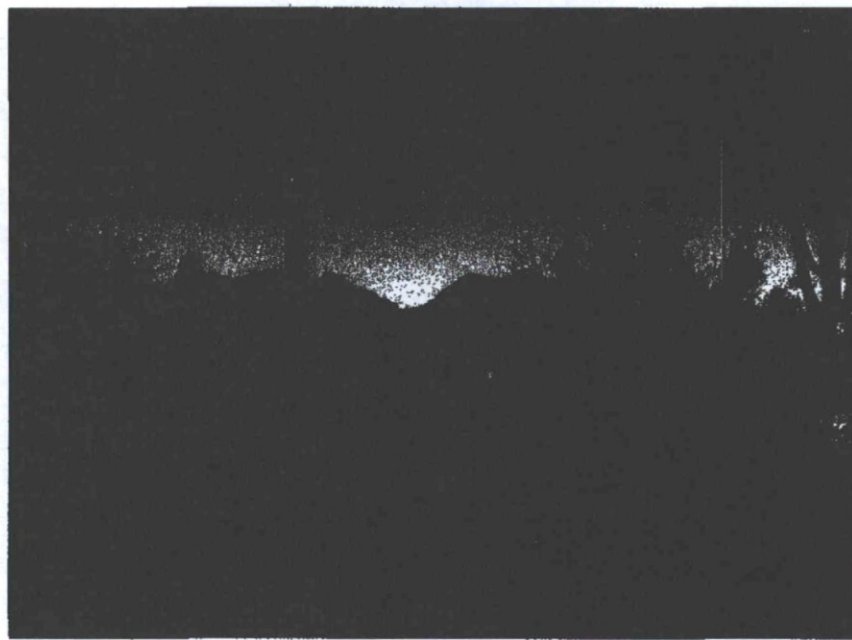
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TROON PARCEL T SITE PHOTOGRAPHS

476-PA-2001 #2



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TROON PARCEL T SITE PHOTOGRAPHS

476-PA-2001 #2



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TROON PARCEL T SITE PHOTOGRAPHS

476-PA-2001 #2



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TROON PARCEL T SITE PHOTOGRAPHS

476-PA-2001 #2



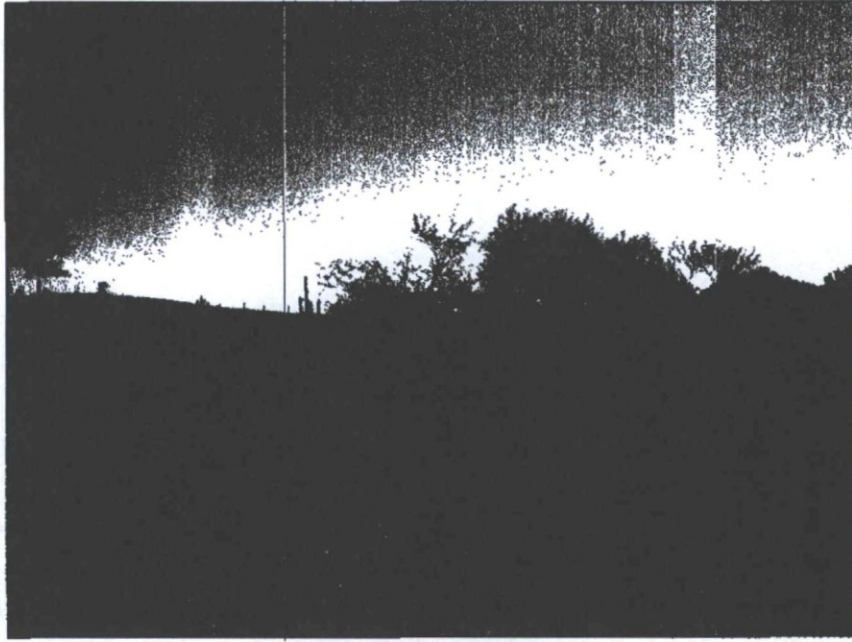
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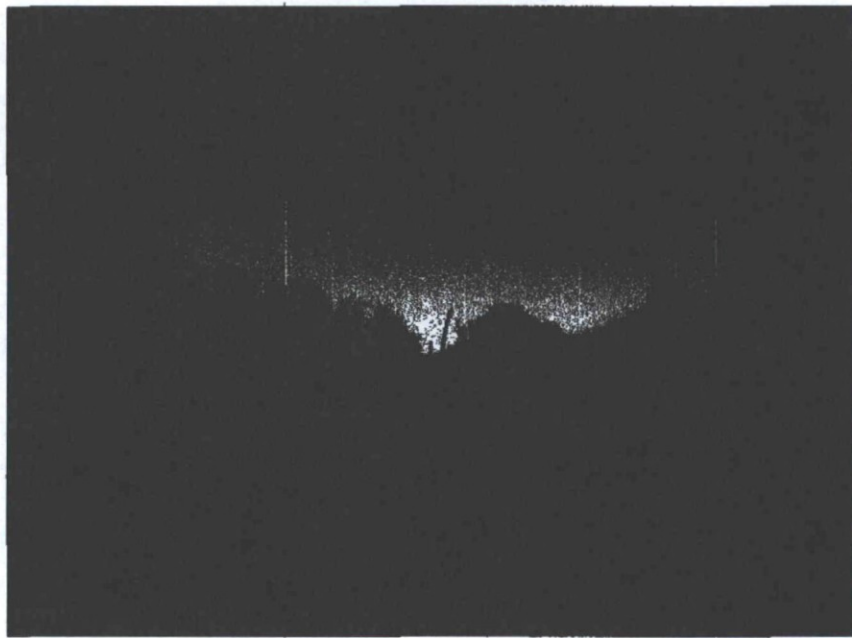
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TROON PARCEL T SITE PHOTOGRAPHS

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TROON PARCEL T SITE PHOTOGRAPHS

476-PA-2001 #2



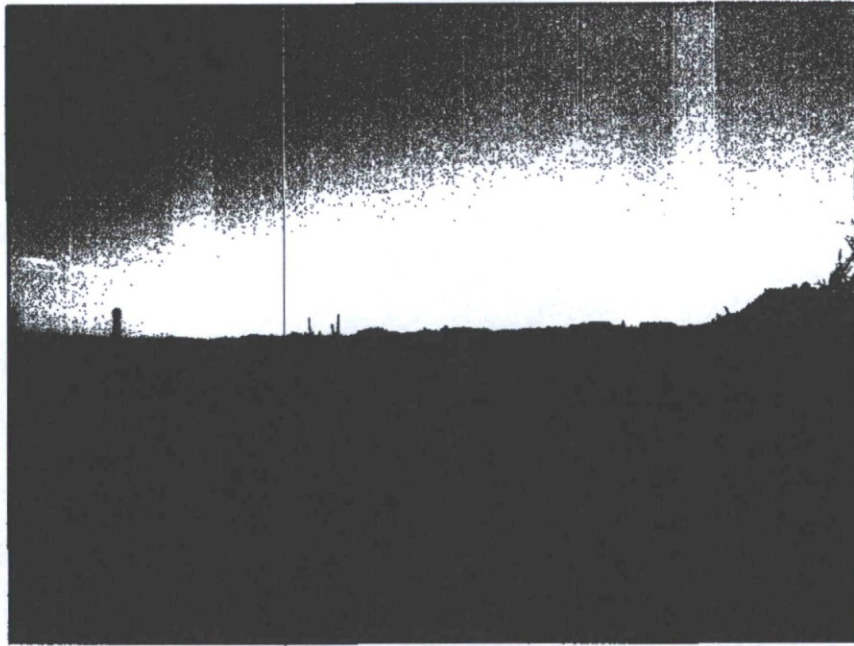
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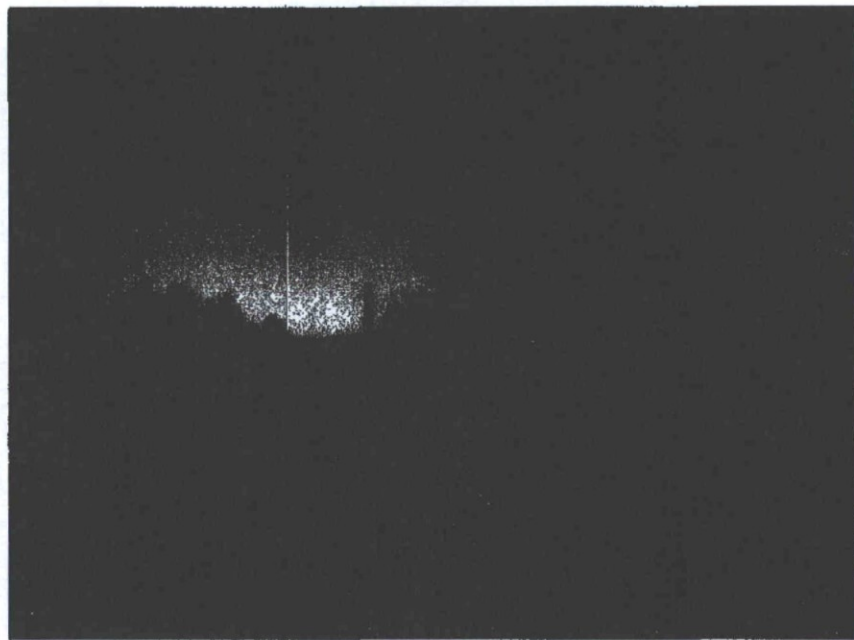
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TROON PARCEL T SITE PHOTOGRAPHS

476-PA-2001 #2



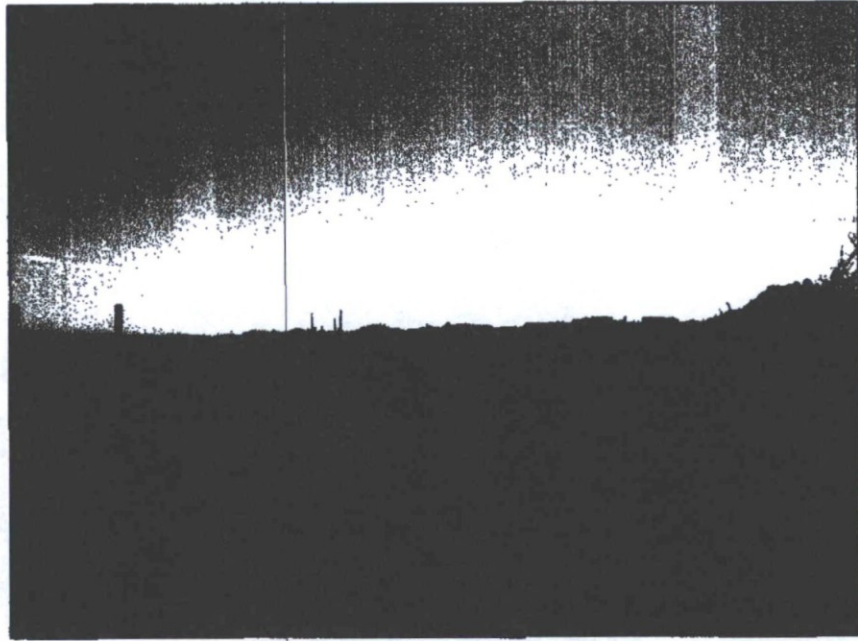
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18

TROON PARCEL T SITE PHOTOGRAPHS

476-PA-2001 #2



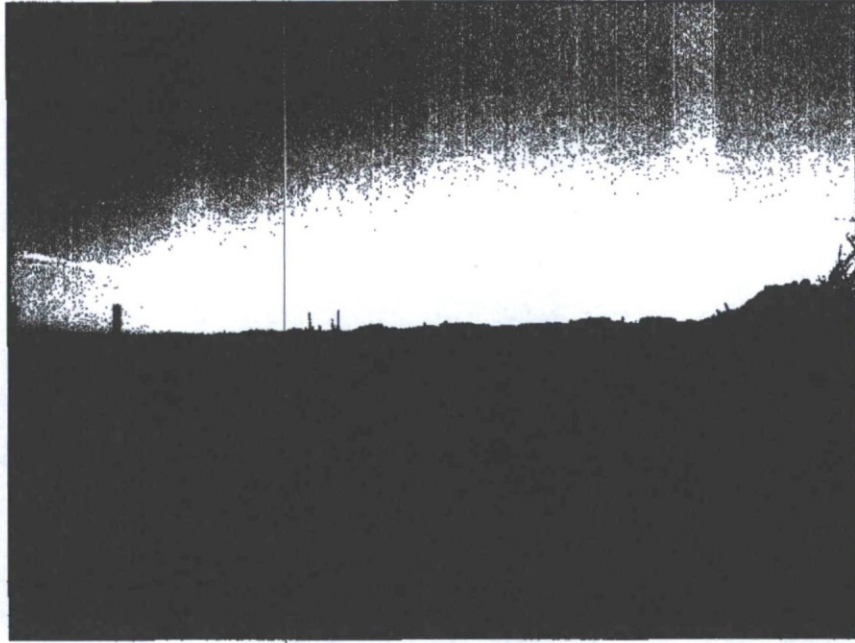
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20

TROON PARCEL T SITE PHOTOGRAPHS

476-PA-2001 #2



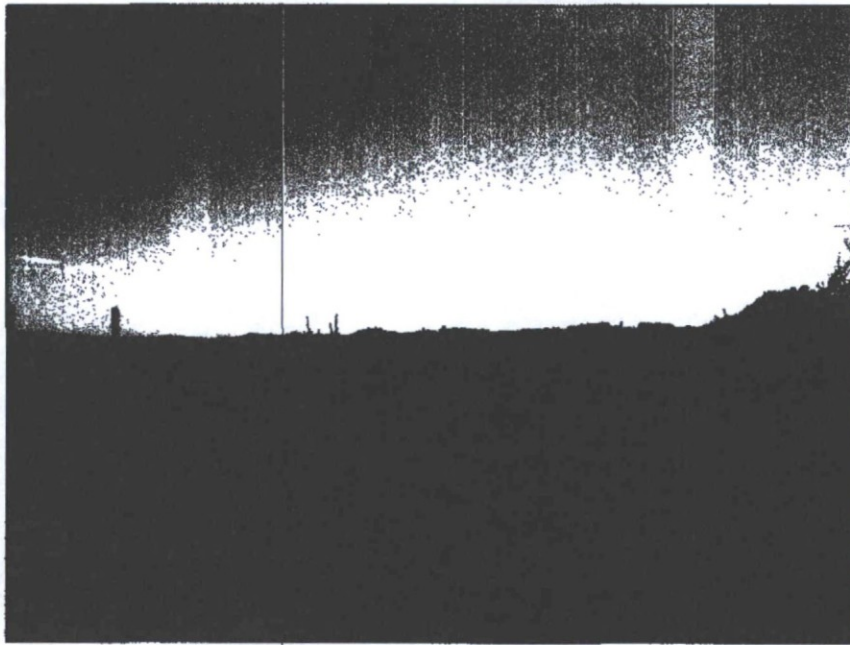
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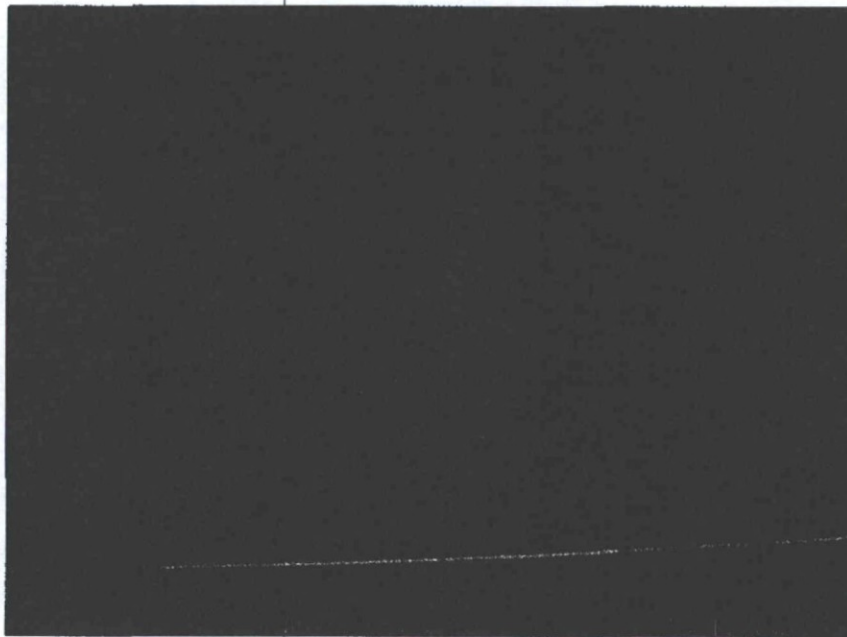
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476-PA-2001 #2



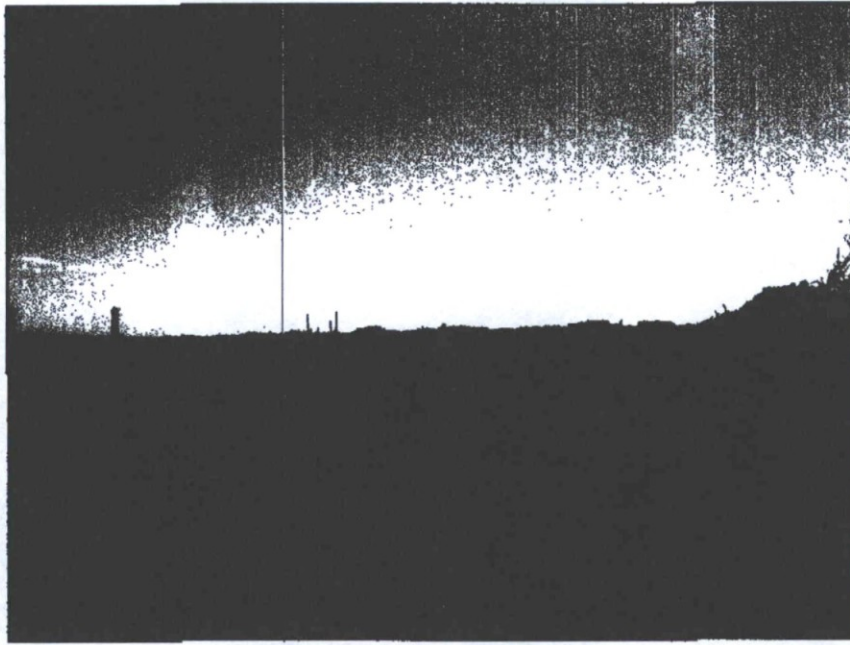
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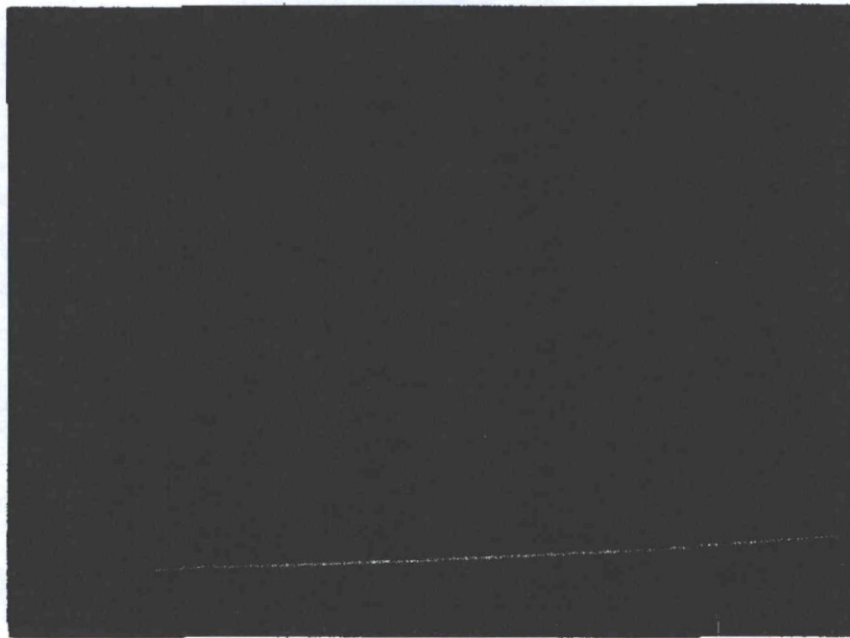
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476-PA-2001 #2



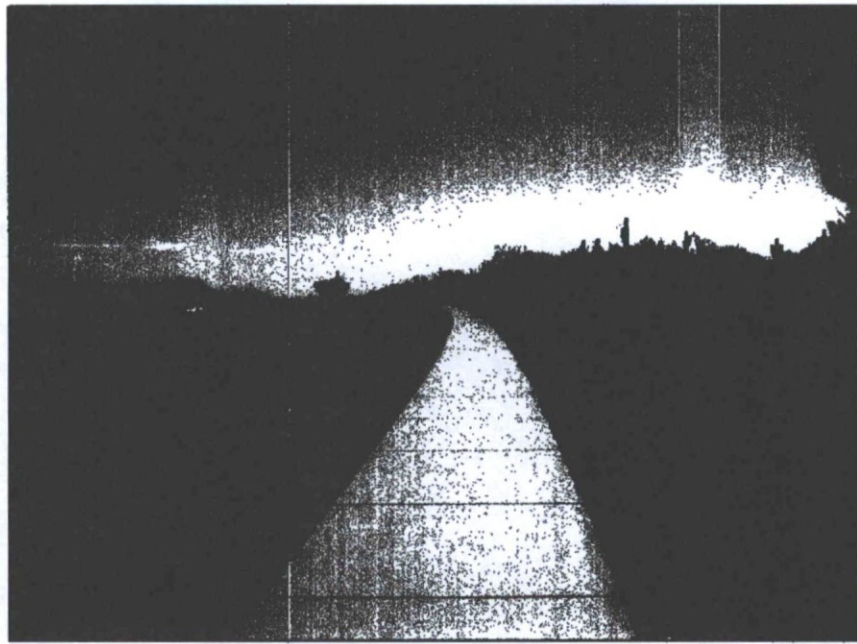
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TROON PARCEL T SITE PHOTOGRAPHS

476-PA-2001 #2



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28

TROON PARCEL T SITE PHOTOGRAPHS

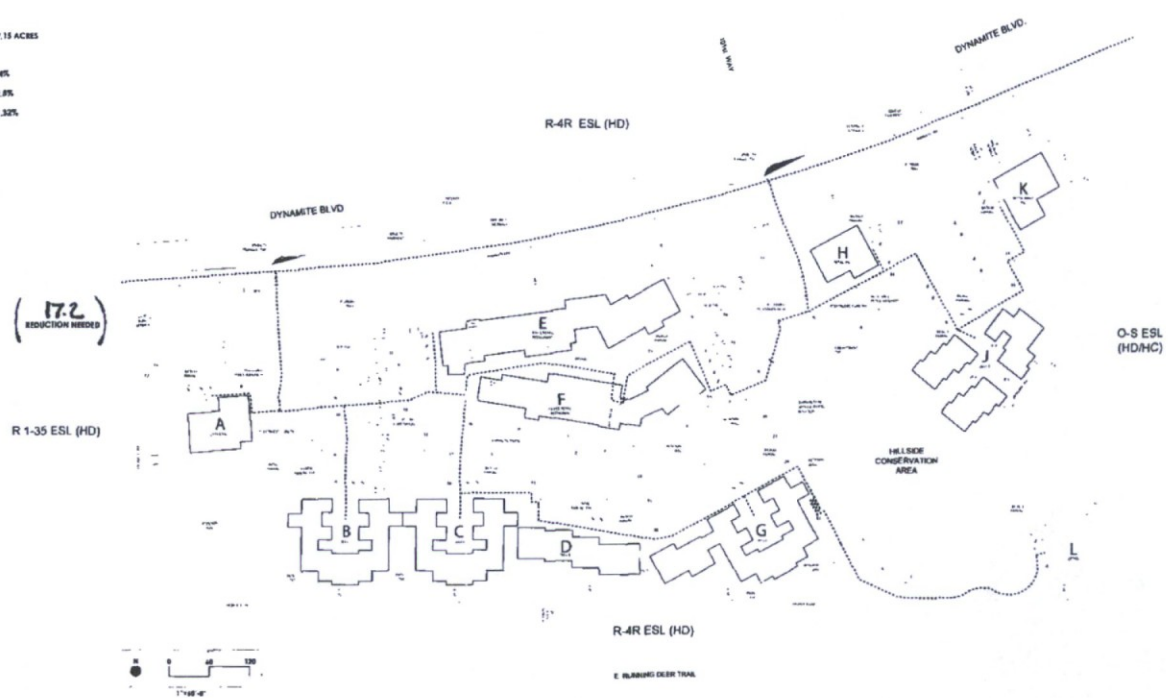
476-PA-2001 #2

ATTACHMENT #5

SITE CALCULATIONS

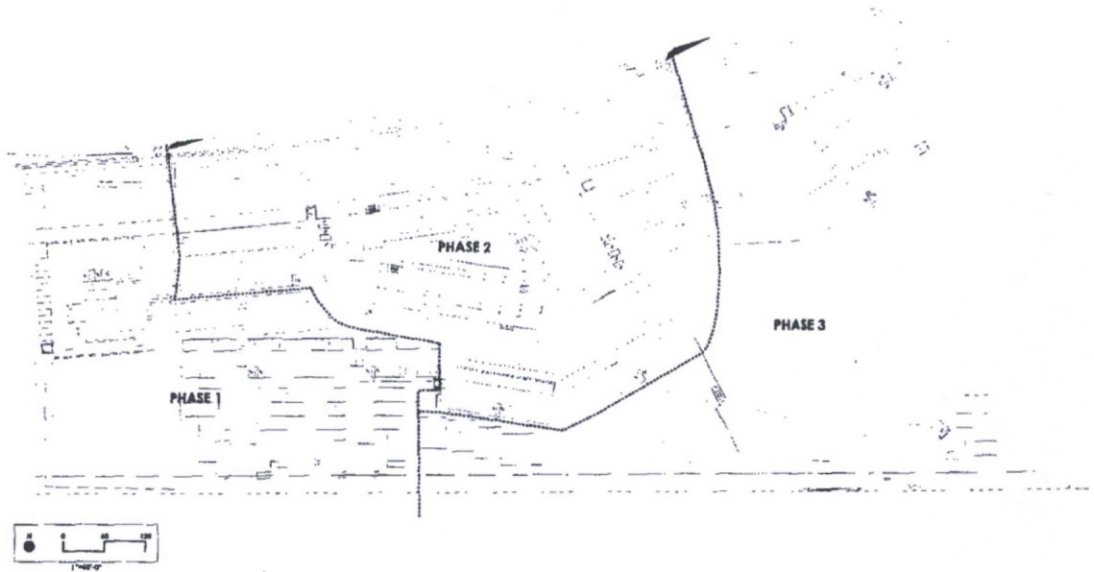
SITE AREA	767,140 SF	17.15 ACRES
ZONING	C-2	
HILLSIDE CONSERVATION	46,624 SF	5.4%
OPEN SPACE PROV'D	22.8%	
OPEN SPACE PROV'G	51.32%	
FAR ALLOWED	30	
PROVIDED FAR	1914	
GROSS BUILDING AREA	143,054 SF	
A	7,240 SF	
B	11,450 SF	
C	11,450 SF	
D	8,100 SF	
E	20,000 SF	
F	24,800 SF	
G	15,000 SF	
H	5,160 SF	
J	20,250 SF	
K	4,136 SF	
L	3,800 SF	

PARKING REQUIRED 454 SPACES
 PARKING PROVIDED 543 SPACES (17.2) REDUCTION NEEDED
 HC 25 SPACES
 BICYCLE 44 SPACES
 PEDESTRIAN LINKAGE -----



PHASING CALCULATIONS

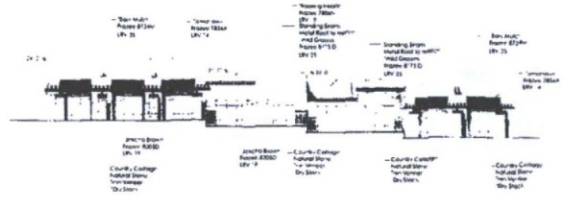
SITE AREA	707,160 SF	17.19 ACRES
HILLSIDE CONSERVATION	40,300 SF	0.92%
ROBBERD FAR (MAX)	.30	
PROVIDED FAR	.1914	
PHASE 1	26,490 SF	
A	6,540 SF	
B	11,400 SF	
C	11,400 SF	
PARKING REQUIRED	100 SPACES	
PARKING PROVIDED	133 SPACES	
PHASE 2 (INCLUDING 1)	84,800 SF	
A	6,540 SF	
B	11,400 SF	
C	11,400 SF	
E	30,200 SF	
F	24,800 SF	
PARKING REQUIRED	376 SPACES	
PARKING PROVIDED	390 SPACES	
PHASE 3 (INCLUDING 1 & 2)	87,294 SF	
A	6,540 SF	
B	11,400 SF	
C	11,400 SF	
D	8,100 SF	
E	30,200 SF	
F	24,800 SF	
G	18,000 SF	
H	4,600 SF	
J	30,200 SF	
K	5,634 SF	
L	3,600 SF	
PARKING REQUIRED	605 SPACES	
PARKING PROVIDED	636 SPACES	



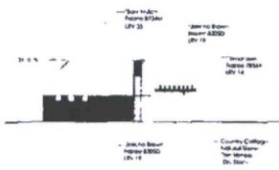
ATTACHMENT #7



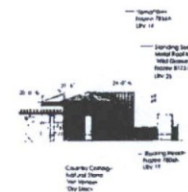
8.4 Building D South Elevation 1/16" = 1' 0"



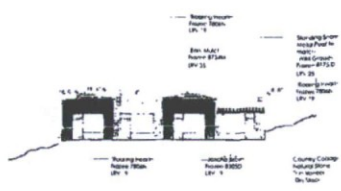
8.1 Building S North Elevation 1/16"



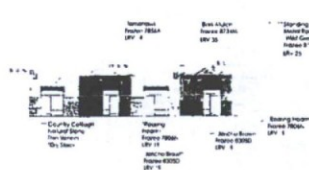
8.5 Building D East Elevation 1/16" = 1' 0"



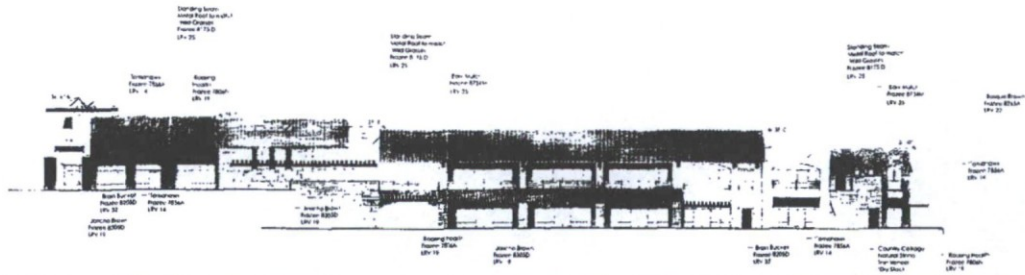
8.2 Building S South Elevation 1/16" = 1' 0"



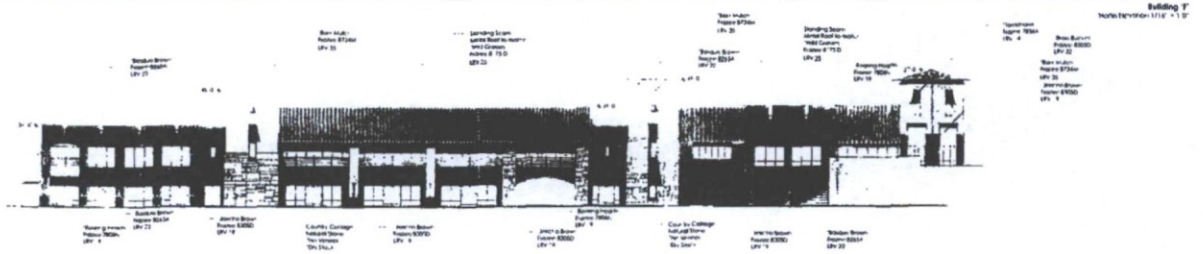
8.6 Building T West Elevation 1/16" = 1' 0"



8.3 Building T West Elevation 1/16" = 1' 0"



10.1



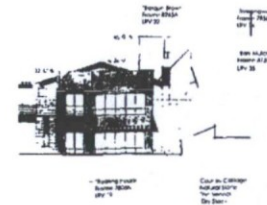
10.2



10.4

Building F East Elevation 116' x 17'

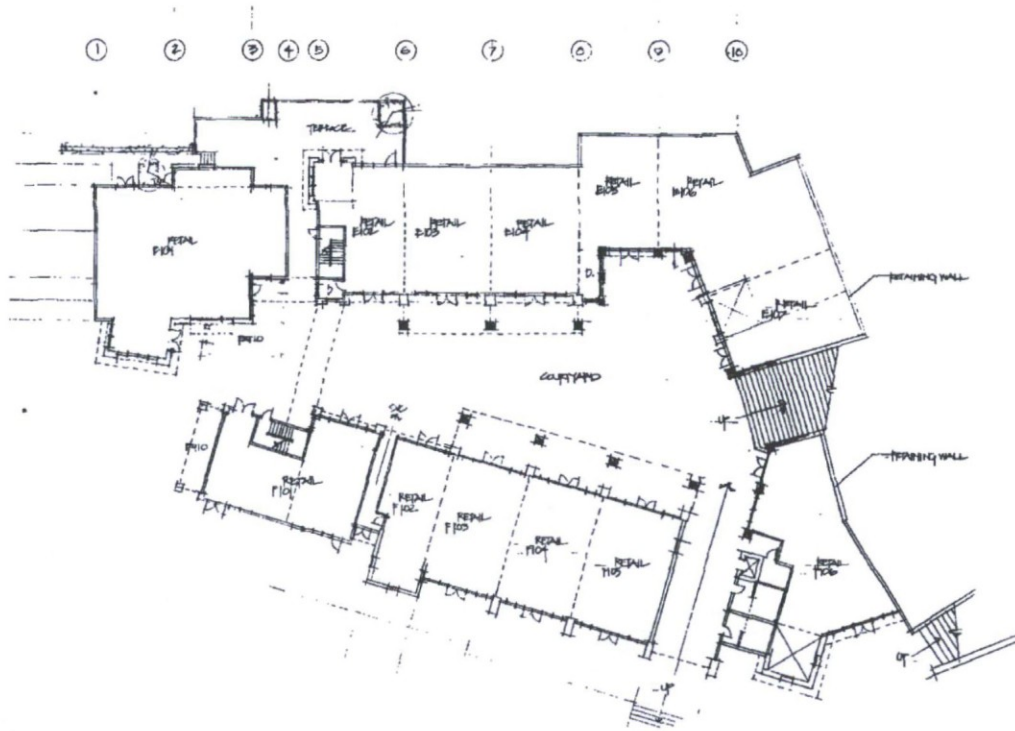
10.3



Building F West Elevation 116' x 17'

09-05-2002 1:47:30 PM GSATYNDALL ERIN MACLEOD VILLAGE AT TROON 10 BUILDING ELEVATIONS

ATTACHMENT #12



Building 11 - 1st Level
Plan from 1/16" = 1'-0"

GSA | YNDALL

VILLAGE AT TROON

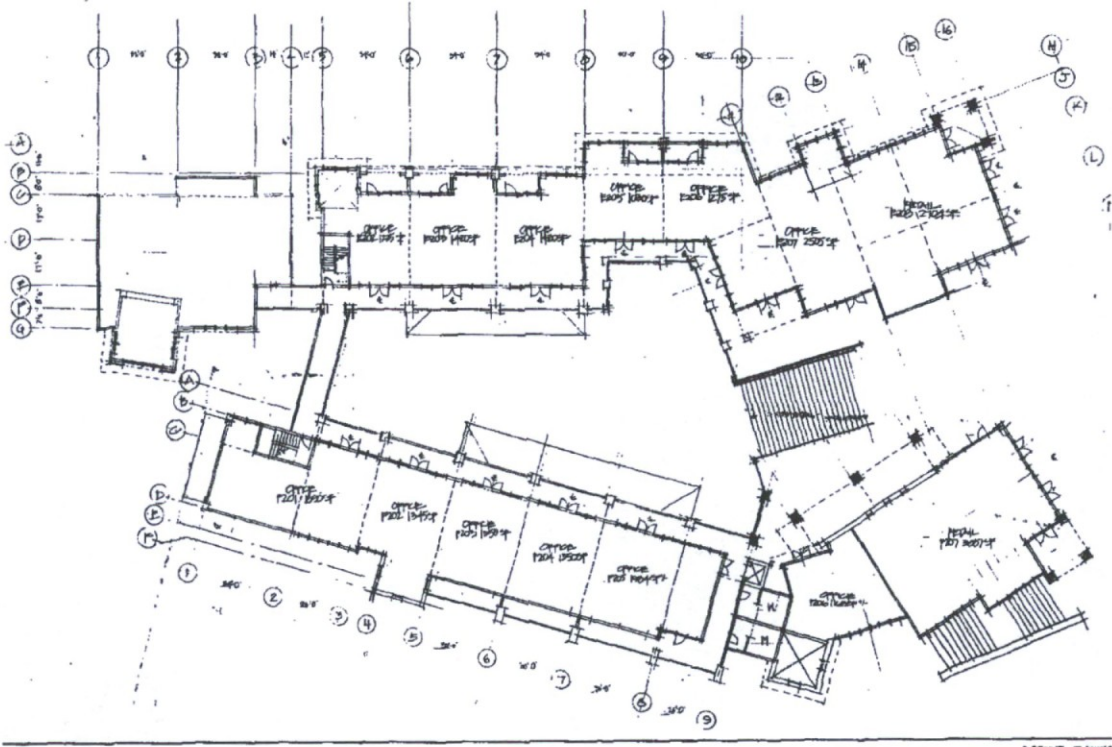
11

BUILDING FLOOR PLANS
SERIAL BUILDING 11 - LEVEL 1

76-PA-2001#2

76-PA-2001#2

ATTACHMENT #13



Building 7 - Level 1
Floor Plan 1/10" = 1'-0"

GSATYNDALE

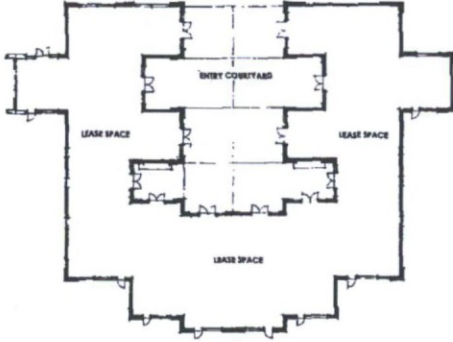
VILLAGE AT TROON

12

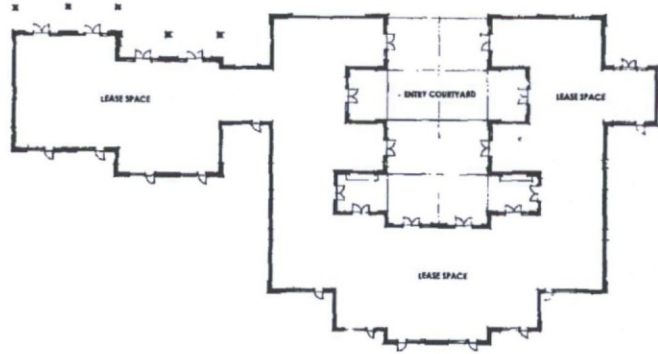
BUILDING FLOOR PLANS
REAL BUILDING 7 - LEVEL 1

476-PA-2001#2

476-PA-2001#2



Building 9 - C
Floor Plan 1/16" = 1'0"



Building 10
Floor Plan 1/16" = 1'0"

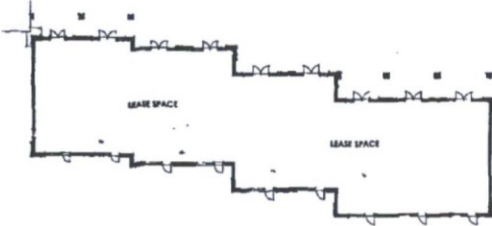
GSATYNDALL

VILLAGE AT TROON 13

BUILDING FLOOR PLANS
GEO. C. CHODURA BUILDINGS & C. C.

476-PA-2001#2

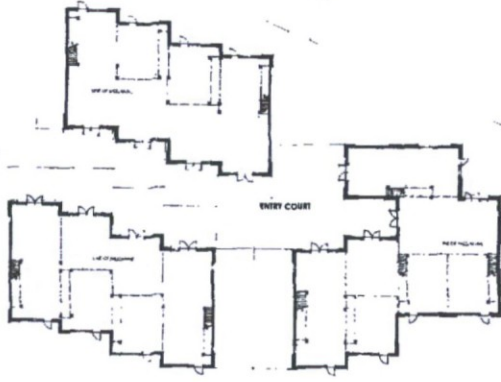
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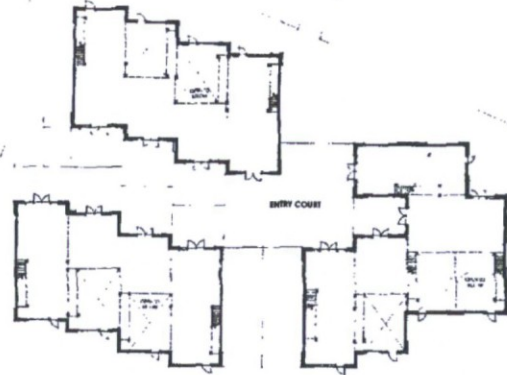
Building D
Floor Plan 1/18" = 1'-0"



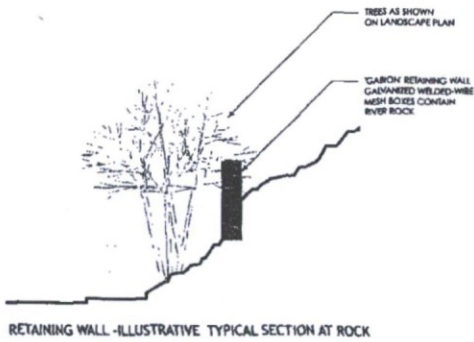
Building E
Floor Plan 1/18" = 1'-0"



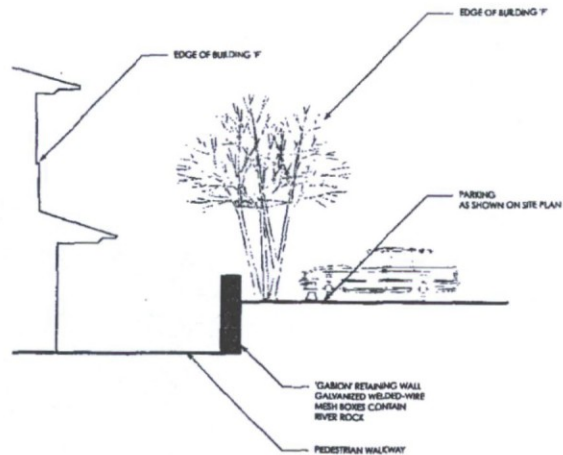
Building 7 - Level 1
Floor Plan 1/16" = 1'-0"



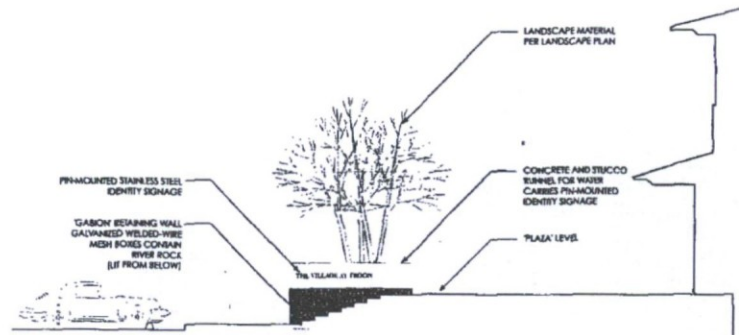
Building 7 - Level 2
Floor Plan 1/16" = 1'-0"



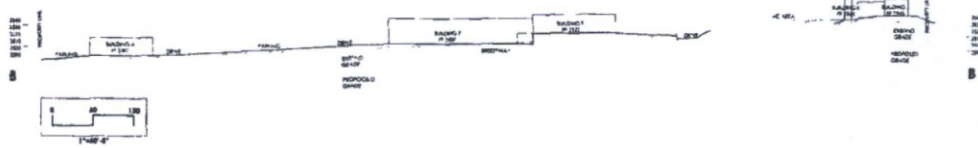
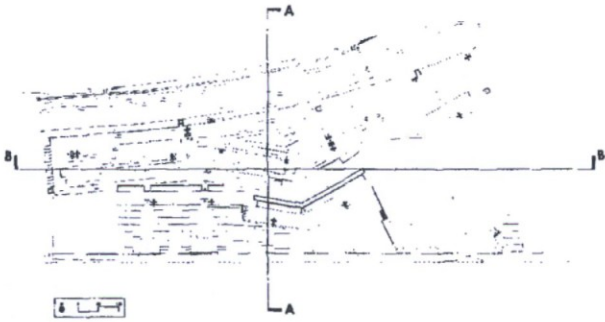
RETAINING WALL -ILLUSTRATIVE TYPICAL SECTION AT ROCK



RETAINING WALL -ILLUSTRATIVE TYPICAL SECTION AT PARKING AREA



ILLUSTRATIVE SECTION AT ENTRY FEATURE



GSATYNDALL VILLAGE AT TROON 05

SITE CROSS SECTIONS



LIGHTING CONCEPTS

The lighting concept is intended to create an environment that is both functional and aesthetically pleasing. It will provide a sense of safety and security while also highlighting the architectural details of the building and surrounding landscape.

The lighting design will be a combination of ambient, task, and accent lighting. Ambient lighting will provide overall illumination, task lighting will be used for specific activities, and accent lighting will highlight architectural features.

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HARDSCAPE AND MATERIALS

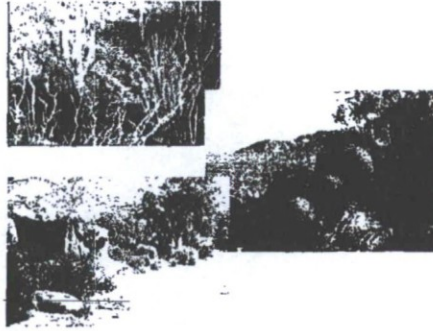
The hardscape materials will be selected to complement the overall design and provide a durable, low-maintenance surface. The materials will be chosen based on their appearance, texture, and performance characteristics.

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LANDSCAPE CHARACTER

The landscape character is defined by the natural and built environment. It includes the vegetation, topography, and architectural elements that create a unique sense of place and identity.

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URBAN STREETSCAPE TRAIL

The urban streetscape trail is designed to provide a safe and comfortable environment for pedestrians and cyclists. It will include features such as sidewalks, crosswalks, and dedicated bike lanes.

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STIPULATIONS FOR 57-DR-2002

BUILDING ELEVATIONS AND SITE PLANS APPROVED BY THE DEVELOPMENT REVIEW BOARD MUST BE BUILT PER THE APPROVED PLANS WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN BUILDING PERMIT AND/OR CERTIFICATE OF OCCUPANCY.

SITE AND BUILDING DESIGN:

1. *Buildings A, H, and K shall return to a separate Development Review Board Hearing for review.*
2. *The maximum tower height of any building shall be forty-eight (48) feet, measured from natural grade. The maximum tower height measured from finished floor shall be forty-four (44) feet.*
3. *The developer shall screen the area where the headlights of vehicles can trespass onto the adjacent property to the south- specifically the driveway (and cul-de-sac) that are used to arrive at Building L. Screening shall consist of landscaping, berming, an/or wall, to the satisfaction of Plan Review and Permit Services staff.*
4. *Wall enclosures for refuse bins shall be colored, and constructed of materials that are compatible with the building.*
5. *Service panel entrance shall be painted to match the building and/or screen from view.*
6. *Flagpoles, if provided, shall be one piece conical tapered.*
7. *Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.*

BUILDING ELEVATIONS:

1. *All roof top mechanical equipment shall be completely screened by parapet walls or within roof structure.*
2. *All ground mounted mechanical equipment shall be completely screened by screen walls with color and texture to match the building.*
3. *Roof mounted communication equipment, including satellite dishes, shall be completely screened by the parapet walls or free standing screen walls subject to Plan Review and Permit Services approval.*
4. *Ground mounted communication equipment, including satellite dishes, shall be completely screened by freestanding screen walls subject to Plan Review and Permit Services approval.*

ATTACHMENT A
APPROVED AS AMENDED BY DRB 11/21/2002- BDF

5. *With the final plans submittal, the developer shall provided elevations and details of proposed carport canopies, to the satisfaction of Plan Review and Permit Services staff tp meet the following criteria:*
- a. Carport design to be compatible with the building in use of colors, texture and detailing.
 - b. Carport roofing to be of a prefinished non-reflective material. No exposed galvanized metal allowed. Provide a minimum 4-inch fascia to cover edge of roof decking.
 - c. Show location and elevation of carports including fascias on all elevations and type of lighting.

ROOF ACCESS

1. No exterior visible ladders allowed.

ROOF DRAINAGE:

1. Provide interior roof drainage system (overflow scuppers are permitted).
2. If provided indicate location and design of scuppers, and integrate with the architectural design.

ON-SITE LIGHTING:

1. *Lighting shall return for review and formal staff approval by the Project Coordination Manager, prior to submittal of final plans.*

SIGNS:

1. Provide note on final documents: Signs require separate approvals and permits.

BICYCLE/EQUESTRIAN:

1. Public use trail(s) location shall be approved by Plan Review and Permit Services and are to be shown on the site plan.
2. Trails and paths shall be consistent with Section 3.4 and 7.3 of the Design Standards and Policies Manual for the City of Scottsdale.
3. The developer shall include bike rack cut sheets / details with the final plans submittal. The bike rack design shall be subject to Plan Review and Permit Services staff approval. Contact the City Bicycle Coordinator for the approved rack design, or for alternative rack design approval.

WALL DESIGN:

1. *Handrails around the retention basin at the southwest corner of the parcel shall be painted to match the color of the existing wall, to the satisfaction of Plan Review and Permit Services staff.*

2. All screen and perimeter walls shall be 6 or 8-inch masonry block and shall match building texture and color, both sides.
3. No chain link fencing shall be allowed.
4. Dooley wall fencing shall not be allowed for the perimeter wall.
5. Perimeter walls with interior and exterior heights that differ more than 12 inches, as measured from natural grade, shall return to Development Quality/Compliance for approval prior to any submittals of final plans.

LANDSCAPING:

1. *With the final plan submittal, the developer shall revise the landscape plan to provide densely populated shrubs, vines, and/or groundcover to minimize the appearance of the handrail and walls adjacent to the retention basin in the southwest corner of the parcel, to the satisfaction of Plan Review and Permit Services staff.*
2. *The developer shall submit elevations and details of fountains and water features with the final plans submittal. All fountains and water features shall comply with the City Code requirements.*
3. *Provide caliper sizes for trees with the final plans submittal.*
4. *Trees shall be provided as noted on the landscape plan proposed at Development Review Board of which 50% shall be mature as defined in Article III of the Zoning Ordinance or larger.*
5. *Provide low water consumptive plant materials.*
6. *Provide only plant material indigenous to this site within revegetated NAOS areas.*
7. *Areas in decomposed granite without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies and/or coverage.*
8. *Upon removal of the salvageable native plants the salvage contractor shall submit a completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Planning Inspector within 3 months from the beginning of salvage operations and/or prior to issuance of the Certificate of Occupancy.*
9. *Sight distance triangles shall be shown on final plans for driveways from commercial sites and any intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.*
10. *No turf areas are to be provided.*

11. Retention/detention basins shall be constructed solely from the approved civil plans. Any alteration of the approved design (additional fill, boulders, etc.) shall require additional Plan Review and Permit Services staff review and approval.
12. Only 50% of front open space can be used for retention/detention basin.
13. Provide 8% slope away from walk or curb for 5' 0" along all streets.
14. Setback all spray and stream type irrigation heads 1'-0" from back of curb or sidewalk to reduce over spray, or provide design alternatives to achieve similar results to be approved by Plan Review and Permit Services staff.
15. All roadway medians required of this project shall be shown on the final landscape plan submittal and shall be landscaped and maintained by project's owner for a period of three years from final acceptance by the Transportation Maintenance Division.
16. All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.

IRRIGATION:

1. At the time of final irrigation plan submittal the applicant shall identify the location of backflow preventors and the means of screening to be provided.

NATURAL AREA OPEN SPACE (NAOS):

1. Total amount of NAOS required is 223,314 Sq ft (5.13 AC)
2. Decomposed Granite shall not be used within dedicated NAOS, except in specified trail locations, to the satisfaction of City staff.
3. All areas calculated as undisturbed NAOS shall be left untouched, except that additional plant materials, indigenous to the site only, may be introduced to NAOS as approved by Plan Review and Permit Services staff.

TRAFFIC STIPULATION REQUIREMENTS
CIRCULATION AND REFUSE

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

1. The developer shall dedicate a one-foot wide vehicular non-access easement along the site frontage on Dynamite Boulevard except at the approved site driveways.
2. The developer shall design and construct a maximum of two site driveways on Dynamite Boulevard with a minimum of 660 feet between the driveways. The eastern driveway shall align with the existing driveway on the north side of Dynamite Boulevard (101st Way).

3. The developer shall design and construct both driveways on Dynamite Boulevard in general conformance with City of Scottsdale Type CH-2, Standard Detail No. 2257.
4. The developer shall design and construct right-turn deceleration lanes on Dynamite Boulevard at both site driveways.
5. The developer shall reconstruct the existing median on Dynamite Boulevard, to provide left-turn access into and out of the site at both site driveways, to the satisfaction of City staff; and shall relocate any existing landscaping that will be displaced, as determined by City staff. The developer shall construct left-turn deceleration lanes on Dynamite Boulevard at both site driveways.

INTERNAL CIRCULATION:

1. The developer shall provide a minimum internal parking-aisle width of 24 feet for all parking aisles that contain 90-degree parking.
2. The developer shall provide internal circulation that accommodates emergency and service vehicles with a minimum outside turning radius of 45 feet and inside turning radius of 25 feet.
3. The developer shall provide a minimum of 120 feet of queuing distance for all drive-thrus.
4. The developer shall design and construct all cul-de-sacs in accordance with the City's Design Standards and Policies Manual.

OTHER:

1. The developer shall provide sidewalk along at least one side of both driveways. These sidewalks shall connect from the sidewalk along Dynamite Boulevard to the internal pedestrian circulation system, subject to City staff approval.
2. The developer shall construct a multi-use trail along Dynamite Boulevard that will match the existing trail to the west. The trail shall be contained within a trail easement, which shall match the width of the scenic corridor easement, but shall not be less than 15 feet in width. The developer shall dedicate the trail easement to the City prior to final plan approval. The alignment of the trail shall be subject to approval by the City's Trails Planner prior to dedication. The trail shall be designed and signed in conformance with the City's Design Standards and Policies Manual. Where the trail crosses the driveways, alternative paving shall be used to delineate the trail across the driveways.

STRIPING AND SIGNAGE PLAN:

1. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
2. All on-site parking lot striping shall be shown with the paving plans.

SIGHT DISTANCE:

1. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
2. Sight distance easements shall be dedicated over sight distance triangles.
3. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

REFUSE COLLECTION:

1. Refuse enclosures shall be constructed to City of Scottsdale's standards (details available upon request).
2. An area 14' x 30' long shall be provided for approach to refuse enclosures with slope constant with enclosure floor (to facilitate container pick-up).
3. Refuse enclosures are required as follows:
 - Commercial Building Space: One for 0 to 20,000 s.f.
 Two for 20,001 to 40,000 s.f.
 Three for 40,001 to 60,000 s.f., etc.

For larger sites, an additional enclosure shall be required for each building space increase up to 20,000 s.f., as shown above.

- Restaurants: One per restaurant
4. Enclosures must:
 - Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - Be positioned to facilitate collection without "backtracking."
 - Be easily accessible by a simple route.
 - Not require backing more than 35 feet.
 - Not be located on dead-end parking aisles.
 5. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.
 6. Underground vault-type containers are not allowed.

DRAINAGE AND FLOOD CONTROL

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with City ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.
2. FINAL DRAINAGE REPORT. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval. In addition, the final drainage report and plan shall:
 - a. Include final calculations and detailed analyses that demonstrate consistency with the conceptual drainage plan and report accepted in concept by the Current Planning Services Division.
 - b. Include calculations and details that demonstrate how the storm water storage requirement will be met. The drainage exhibit shall show the location, configuration, depth of water and extent of the high water surface elevation.
 - c. Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.
 - d. Show all upstream contributing basin areas, including calculations and analyses for the peak runoff entering the site.
 - e. Include a discussion of how the lowest floor elevations are established.
 - f. Discuss how storm water storage basins will be drained (by gravity out-fall, pump, etc.). Include bleed-off calculations that demonstrate the discharge rate and time to drain.
 - g. Demonstrate that historical flow through the site has been maintained and that storm water runoff exiting this site has a safe place to flow.
3. IMPROVEMENT PLANS. Before the approval of improvement plans by City staff, the developer shall submit two (2) hard copies of the complete final drainage report and plan.
4. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event.
 - a. Storage basin capacity SHALL NOT BE REDUCED by proposed landscaping improvements.
 - b. Storage basin design shall incorporate significant landscaping requirements.
5. BASIN CONFIGURATION. *As approved by the City's Floodplain Administrator on November 4, 2002, basin side slopes shall not be steeper than 3:1 and the maximum water depth within the basin shall not exceed 6 feet. If basin side slopes are steeper than 4:1 or the maximum water depth within the basin exceeds 3 feet, then the entire storage basin shall be surrounded by the existing walls on the south and west sides of the basin and a handrail on*

the remaining sides of the basin. If the existing walls are not at least 3 ½ feet high, then the developer shall construct a wall that is at least 3 ½ feet high along the basin. The handrail shall be in conformance with City of Scottsdale Standard Detail No. 2508.

6. CHANNEL CONFIGURATION. As approved by the City's Floodplain Administrator on November 4, 2002, channel side slopes shall not be steeper than 3:1. If channel side slopes are steeper than 4:1, then the channel shall not convey water at depths greater than 3 feet.
7. SAFETY RAILING. Where retaining walls are within the right-of-way, safety railing is required on or adjacent to the retaining walls where the vertical fall is 24 inches or more. Where retaining walls are not within the right-of-way (nor on the right-of-way line), safety railing is required (1) at any vertical alignment greater than 48 inches, and (2) at any vertical alignment greater than 30 inches within 10 feet of a roadway, sidewalk, or bike path. The safety railing shall be constructed per City of Scottsdale Standard Detail No. 2508
8. STORM WATER STORAGE ON PAVED SURFACES. Up to 50% of required storm water storage may be provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. When parking lots are used for storage, the depth of the stored water on the parking lot shall not exceed six inches.
9. BASIN DRAIN TIME. Storm water storage basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
10. DRAINAGE OF BASIN. Infiltration of storm water through the basin floor is not acceptable as the sole means of draining the basin. Storm water storage basins should be designed to meter flow to the historic out-fall point. Where no out-fall exists (or metering is not possible) other methods of discharge such as pumps, etc. may be considered.
11. DRYWELLS. Drywells are not permitted.
12. UTILITY CONFLICT COORDINATION. Before improvement plan approval by the Plan Review and Permit Services Division, the developer shall submit a signed No Conflict form (not required for City-owned utilities) from every affected utility company.
13. GRADING AND DRAINAGE PLAN. A final grading and drainage plan shall be submitted to the Plan Review and Permit Services Division. The grading and drainage plan shall include, but not be limited to, the following:
 - a. Benchmark datum shall be based on North American Datum of 1988.

- b. Show all easements (including the drainage easement to convey off-site flows through the site in the paved inverted crown private driveway – see stipulation number 2 under "Drainage Easements").
 - c. Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way.
 - d. Show all drainage facilities including, but not limited to, points of roof out-fall, channels, culverts, storm drain pipe, weirs, curb openings, weep holes, valley gutters, rip rap, and storm water storage basins (with storage volume required, V_r , and storage volume provided, V_p , noted on the improvement plans).
 - e. Show $Q_{(100,6)}$ at culvert inlets and at storm water entrance/exit points of the parcel boundaries.
 - f. Show the limits of inundation for all washes having a flow rate of 50 cfs or more using the peak runoff from the 100-year, 6-hour storm event.
 - g. Show top of curb elevations at grade breaks and at intersection corners.
 - h. Show all walls, such as perimeter, screening and retaining walls.
 - i. Clearly show the limits of proposed construction.
14. UNDERGROUND STORM WATER STORAGE. Underground storm water storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
15. CONVEYANCE OF PEAK DISCHARGE. All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

DRAINAGE STRUCTURES/CHANNELS:

1. RETAINING WALLS. The improvement plans shall clearly show all retaining wall details. A structural design report shall be provided that includes calculations for active forces based on an associated geotechnical analysis of the soils.

DRAINAGE EASEMENTS:

1. DEDICATIONS. Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all storm water storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.
2. OFF-SITE FLOW. The developer shall dedicate a drainage easement over the off-site flows that are proposed to be conveyed through the site in a paved inverted crown private driveway.

The minimum width of this drainage easement shall be equal to the effective width of flow, which is 30 feet according to the Preliminary Drainage Report dated July 22, 2002 by Bruce Friedhoff, P.E. This drainage easement shall be shown on the Grading & Drainage Plan.

GRADING & DRAINAGE REQUIREMENTS:

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb five or more acres, or less than five acres if the project is part of a greater common plan, shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]
The developer shall:
 - a. Submit a completed Notice of Intent (NOI) to the EPA.
 - b. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a copy of the NOI and a Storm Water Pollution Prevention Plan.
2. SECTION 404 PERMITS. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
3. DUST CONTROL PERMITS. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county (602- 506-6700) for fees and application information.

VERIFICATION OF COMPLIANCE:

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Plan Review and Permit Services Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:

- a. The developer shall certify that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and.
- b. The Inspecting Engineer shall complete Part III (Certificate of Responsibility) of the CSIDF.
3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall complete the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. AS-BUILT PLANS. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, culverts, inlet and outlet structures, berms, open channels, and storm water storage basins as determined by city staff.

WATER AND WASTEWATER STIPULATIONS

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance Requirements, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

WATER:

1. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department. The basis of design report and plan shall:
 - a. Identify the location, size, condition, and availability of existing water lines and water related facilities such as valves, service lines, fire hydrants, etc.
 - b. Evaluate the project's water demands and their impact on the existing water system.

- c. Determine the need for any additional water lines and water related facilities to support the proposed development.
 - d. Conform to the City's Integrated Water Master Plan.
 - e. Identify the timing of and parties responsible for construction of all water facilities.
2. NEW WATER FACILITIES. Before the issuance of letters of acceptance by the City's Inspection Services Division, the developer shall construct all water lines and related facilities necessary to serve the site.
 3. WATERLINE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

WASTEWATER:

1. BASIS OF DESIGN REPORT (WASTEWATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department. The basis of design report and plan shall:
 - a. Identify the location of, size, condition, and availability of existing sanitary sewer lines and wastewater-related facilities.
 - b. Evaluate the project's wastewater demands and their impact on the existing wastewater system.
 - c. Determine the need for any additional wastewater lines and related facilities to support the proposed development.
 - d. Conform to the City's Wastewater System Master Plan.
 - e. Identify the timing of and parties responsible for construction of all wastewater facilities.
2. NEW WASTEWATER FACILITIES. Before the issuance of letters of acceptance by the City's Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater-related facilities necessary to serve the site.
3. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.
4. PRIVATE SEWER SYSTEM. On-site sanitary sewer shall be privately owned and maintained.

GENERAL:

1. CLEARANCE FROM WALLS. Where walls cross or run parallel with water lines, sewer lines, and or fire lines the following shall apply:
 - a. Walls constructed parallel to water and sewer, and or fire lines shall be set such that the face of the wall is a minimum of six (6') feet from the outside diameter of the pipe.
 - b. Walls constructed across or perpendicular to water and sewer lines, and or fire lines shall be designed with gates or removable wall panels for maintenance and emergency access.

2. SERVICE CONNECTIONS TO THE MAIN. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.
3. WATER AND SEWER NEEDS REPORT. A completed Water and Sewer Needs Report shall be submitted for review with the final improvements plans. Approval will not be given for improvement plans until the Plan Review and Permit Services Division approves the Water and Sewer Needs Report.
4. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and applicable chapters of the Arizona Administrative Code, Title 18, Environmental Quality. In addition:
 - a. Before approval of final improvement plans by the Plan Review and Permit Services Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - b. Before commencing construction, the contractor or developer shall provide evidence to city staff that a Certificate of Approval to Construct and/or Provisional Verification of General Permit Conformance has been approved by MCESD.
 - c. Before building permits are issued, the developer shall submit to the City a Certificate of Approval of Construction and/or Verification of General Permit Conformance signed by the MCESD and a copy of the as-built drawings.
 - d. Before issuance of Letters of Acceptance by the City's Inspection Services Division, the developer shall provide to the City a final set of as-built mylars of the improvements.

EASEMENTS:

1. DEDICATIONS. All water line easements shall be dedicated to the City prior to the issuance of permits.
2. LOCATION & CLEARANCE. Privately owned sanitary sewer shall not run parallel within the waterline easement.
3. INDEMNITY AGREEMENTS. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the city to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

THE DEVELOPMENT REVIEW BOARD

Some Things You Should Know About the Development Review Board:

- * Review of development proposal by the Development Review Board is the first step toward obtaining a building permit.
- * Development Review Board approval expires ONE YEAR from the date of approval if a building permit has not been issued - unless a different expiration date is made a condition of the approval.

ORDINANCE REQUIREMENTS

Some Things You Should Know About Ordinance Requirements:

- * Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- * There maybe some Ordinance requirements, which apply to your project that, are not included here.
- * City staff and the Development Review Board do not have the authority to "waive" Ordinance requirements.
- * Any appeals must be made in writing to the CITY CLERK'S OFFICE.

STIPULATIONS

Stipulations are staff recommendations, which, after ratification by the Development Review Board, become development requirements.

ATTACHMENT B
APPROVED AS AMENDED BY DRB 11/21/2002- BDF

ENGINEERING ORDINANCE REQUIREMENTS**ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMIT CASES CONTINUE TO APPLY.**DRAINAGE AND FLOOD CONTROL:

1. **STORM WATER STORAGE REQUIREMENT.** Storm water storage is required on-site for all site runoff generated by a 2-hour, 100-year frequency design storm.
2. **HISTORICAL FLOW.** Off-site runoff must enter and exit the site as it did historically.
3. **STORM WATER DISCHARGE.** Storm water storage basins should be designed to meter flow to historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered.
4. **STORM WATER RUNOFF.** Storage basins must drain completely within 36 hours.
5. **BASIN LOCATION.** Storm water storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
6. **SECTION 404 PERMITS.** Approval from the Army Corps of Engineers under the conditions of SECTION 404 PERMIT of the Clean Water Act may be required where proposed construction is adjacent to or within washes.
7. **DEDICATIONS AND EASEMENTS.** All drainage easements and easements for storm water storage shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.

REFUSE REQUIREMENTS:

1. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
2. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

STREET LIGHTS:

1. Public streetlights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. No building permits may be issued until all street light arrangements (including fee requirements) have been made.

PUBLIC TRAIL:

1. The developer shall construct a multi-use trail along Dynamite Boulevard that will match the existing trail to the west. The trail shall be contained within a trail easement, which shall match the width of the scenic corridor easement, but shall not be less than 15 feet in width. The developer shall dedicate the trail easement to the City prior to final plan approval. The alignment of the trail shall be subject to approval by the City's Trails Planner prior to dedication. The trail shall be designed and signed in conformance with the City's

Design Standards and Policies Manual. Where the trail crosses the driveways, alternative paving shall be used to delineate the trail across the driveways.

PARKING LOTS:

1. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTS

1. HEALTH AND SAFETY REQUIREMENTS. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
2. DEVELOPMENT FEES. The developer shall pay a Water Development Fee and Water Resources Development Fee for City water supply in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City water system. All questions may be referred to Water Resources at 480-312-5650.
3. WATER METER FEES. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance.


SEWER DEVELOPMENT ORDINANCE

1. DEVELOPMENT FEE. The developer shall pay a Sewer Development Fee for City sewer service in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City sewer system. All questions may be referred to Water Resources at 480-312-5650.
2. SANITARY SEWER CONNECTION. Connection to the sanitary sewer system may be made without payment of a connection fee. Please provide sanitary sewer tap location on engineering plans.
3. GREASE INTERCEPTORS. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

FINAL PLANS SUBMITTAL REQUIREMENTS

1. Plans shall be submitted on the following paper sizes:
 - a) Architectural Plans: 11" x 17" minimum, up to 30" x 42" maximum
 - b) Landscaping/Irrigation Plans: 24" x 36"
 - c) Civil Plans: 24" x 36"
2. Provide intent as to maintenance responsibility of all landscape areas. Provide note on the landscape plans.
3. Provide a landscape plan of all existing trees and/or cactus for staff analysis of trees and/or cactus to remain or to be transplanted. Indicate size and specimen.
4. Provide the necessary design documents and plans as established for the "Environmentally Sensitive Lands".
5. Provide a schedule indicating the timing on installation of all improvements required by planning.
6. Provide a contour map of the existing topography.
7. Provide a site plan with the following information:
 - a) Zoning of property, and adjacent properties.
 - b) Vicinity map.
 - c) Property lines and dimensions, street names, centerline of street.
 - d) Setback of structures - front, side, rear.
 - e) Parking lot dimensions - stall width and length, driveway width, parking angle.
 - f) Location and details of refuse enclosure & bicycle racks.
 - g) Parking calculations required/provided.
 - h) Location of handicap parking spaces & van accessible spaces.
 - i) All development on adjacent property within 50 feet of this project.
8. Provide building elevations with the following information:
 - a) Height of building (see Section 3.100 of the Zoning Ordinance for definition of building height) above finished floor/natural grade.
 - b) Label colors of all exterior materials (matching those approved at Development Review Board).
9. Provide landscaping and irrigation plans with the following information:
 - a) Plant palette (type, size, quantity)
 - b) Retention/detention basin slope
 - c) Perimeter wall elevations with the following information:
 - i) Height of perimeter wall above finished grade (both interior and exterior).

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- ii) Colors of all exterior materials (as required by Sec. 7.854 E of the Zoning Ordinance/matching those approved by Development Review Board).
 - d) Provide catalog cut sheets of all on-site lighting fixtures in common areas.
- 10. Obtain a native plant permit for disturbance of any protected plants on the site by submitting the following: 
 - a) Completed Native Plant Narrative & Application form
 - b) Three copies of the site plan indicating the location by tag number of each plant protected per the native plant ordinance.
 - c) Three copies of the numbered plant inventory corresponding to the tag numbers on the site plan, indicating the following:
 - i) plant type
 - ii) plant size in caliper inches
 - iii) plant condition
 - iv) whether the plant will remain in place, be relocated, or be destroyed
 - d) Location of plant nursery
 - e) Copy of vicinity map indicating the location of the project
 - f) Copy of Natural Area Open Space exhibit if applicable for the site
 - g) A copy of the 'Arizona Department of Agriculture Notice of Intent to Clear Land' form, issued through the State's Native Plant section at (602) 542-3292.
 - h) Letter of authorization from the property owner or authorized agent identifying the approved salvage contractor and verifying that all salvaged plants are to be incorporated in landscaping and used back on site.
 - i) Upon tagging the plants in accordance with Sec. 46-116 of the Scottsdale Revised Code, contact the City's Native Plant Program Coordinator at 480-312-7080 for inspection and permit approval.

-  **The submittal for native plant permit approval is in addition to the native plant submittal required for DR approval**

FINAL PLANS ORDINANCE REQUIREMENTSZONING:

1. Comply with stipulations of the approved zoning case 10-ZN-2002, which include, but are not limited to the following:
 - a. Scenic Corridor along Dynamite Road shall have a minimum of eighty (80) feet and an average of one hundred (100) feet in width.
 - b. All buildings adjacent to the south property line shall only be used for offices.

BUILDING SETBACK:

1. For Building B & G only, as shown on the site plan:
Where more than fifty (50) percent of the roof structure is covered, patio covers shall be removed from the rear yard twenty-five foot building setback, to the satisfaction of Plan Review and Permit Services staff.

BUILDING HEIGHT:

1. Buildings adjacent to the south property line:
All buildings adjacent to the south property line shall not exceed twenty-two (22) feet in height as measured from the finished floor, and thirty (30) feet as measured from natural grade, per the approved zoning case 10-ZN-2002.
2. For all other buildings:
Maximum building height shall be thirty-six (36) feet as measured from existing natural terrain elevation prior to grading.

VOLUME:

1. With the final plans submittal, the developer shall demonstrate how this proposal complies with volume, per the Central Business (C-2) District property development standards, to the satisfaction of Plan Review and Permit Services staff.

COLORS:

1. Exterior materials and paint colors shall not exceed a value or chroma of 6 as indicated in the Munsell Book of Color per ESLO. The applicant shall resubmit a color palette to Project Coordination for final review and approval.

OPEN SPACE & NAOS:

1. With the final plans submittal, the developer shall submit a revised/updated detailed graphic and calculation worksheet indicating the required amounts of undisturbed and revegetated NAOS based on the ESLO provisions of the Zoning Ordinance. If any of the designated NAOS areas will be disturbed by cuts and fills, drainage swales, or culverts, or other construction, submit a detailed graphic and calculation worksheet depicting areas within the NAOS which require revegetation due to construction disturbance.
2. All areas calculated as NAOS shall be a minimum of 30 feet in width, except along roadsides where it may be reduced to 20 feet. Any alterations to this shall be approved by Project Coordination staff.

3. FINAL PLANS SHALL NOT BE APPROVED until a protection program indicating construction boundaries, and techniques used to insure that NAOS is not disturbed during construction, has been submitted and field approved by Plan Review and Permit Services staff.
4. All approved re-vegetation of natural area open space as provided in the Environmentally Sensitive Lands Ordinance shall be irrigated with a temporary system or approved watering program which shall be terminated after a period of three (3) years or until the plant material has become established in conformance with the Zoning Ordinance.

SCREENING:

1. All exterior mechanical, utility, and communication equipment shall be screened to the height of the tallest unit by parapet or screen wall, and shall match the building texture and color and finish subject to Plan Review and Permit Services staff approval.
2. Ground mounted mechanical, utility, and communication equipment shall be screened by a screen wall which is a minimum of 1'-0" higher than the highest point of the tallest unit subject to Plan Review and Permit Services staff approval.
3. Parking lot to be screened from Dynamite Boulevard by a 3 foot wall, and landscaping.

LANDSCAPING:

1. *For buildings that are over one (1) story, mature trees shall be increased in size in conformance with the definition of "mature tree" in conformance with the Zoning Ordinance.*
2. A minimum of 1/3 of the required landscaped area for the parking lot for more than 20 cars shall be in planting areas distributed throughout the lot rather than on the perimeter. Planting areas shall have a minimum width of 7 feet and a minimum area of 120-square feet per Section 9.106 of the Zoning Ordinance.
3. All plant materials shall be on the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA).
4. Provide documentation required for issuance of a Native Plant Permit as required in Chapter 46 of City Code. The Native Plant Permit is a separate submittal and approval. (See attached specific submittal requirements). Contact the City's Native Plant Program Coordinator at 480-312-7080 to initiate the process. (For additional information visit the Native Plant website at www.ci.scottsdale.az.us/nativeplant).
5. Turf shall be limited to the maximum area specified in the City Code and shall be shown on landscape plans submitted at the time of final plans.
6. Proposed fountain\water features shall comply with the requirements of the City Code.
7. Prior to the establishment of water service, non-residential projects with an estimated annual water demand of ten (10) acre-feet or more shall submit a conservation plan in conformance with Section 49-82 of the City Code to the Water Conservation Office.

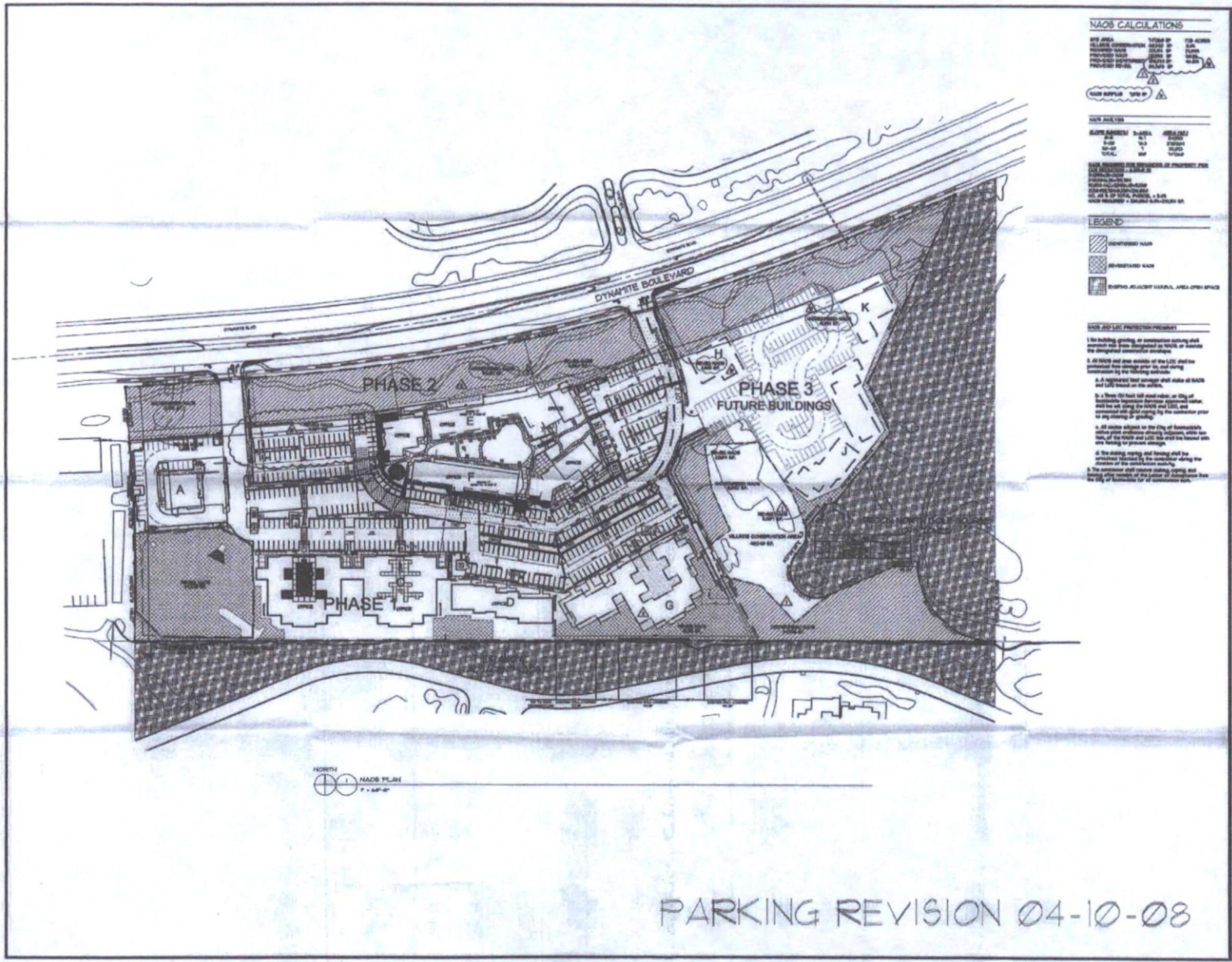
8. Provide 6-inch vertical concrete curb between any driveways or parking areas and landscape areas.

PARKING:

1. *With the final plans submittal, the developer shall provided tenant projections, to the satisfaction of Plan Review and Permit Services staff, indicating the percentage of office, retail and restaurant use projected for the entire site.*
2. *Before final plan approval, the developer shall provide a shared parking master plan for the entire site, to the satisfaction of Plan Review and Permit Services staff. The developer shall include the area of all restrooms, covered steps, and patios in the parking calculations, to the satisfaction of Plan Review and Permit Services staff. Only those items specifically excluded in the definition of "Gross Floor Area" for office and retail uses, and non-public floor area for restaurants shall not be included in the 'required parking' calculations.*
3. *With each tenant improvement, the developer shall provide an updated shared parking master plan, to the satisfaction of Plan Review and Permit Services staff.*
4. Provide 4% of required parking as handicap parking spaces per Article IX of the Zoning Ordinance. A minimum of one (1) space for every eight required handicap parking spaces are required to be van accessible per Article IX of the Zoning Ordinance.
5. If covered parking is provided for the general public, accessible covered parking (in conformance with ADA requirements) shall also be covered in the same proportion for non-residential places of public accommodation. If covered parking is provided for multi-family residences, accessible covered parking (in conformance with ADA requirements) shall also be provided in the same proportion. Covered accessible parking may be located contiguous to covered spaces if an accessible path of travel to the building is provided.
6. Provide one bicycle parking space per each 10 required vehicle parking spaces per Article IX of the Zoning Ordinance.

A- (Bank) 4,011 s.f. (57-08-02)
 B- 11,450 s.f.
 C- 11,450 s.f.
 D- 8,100 s.f.
 E- 30,000 s.f.
 F- 24,800 s.f.
 G- 15,050 s.f.
 Total - 104,861 s.f.





NAOS CALCULATIONS

TYPE AREA	PERCENT	PER AREA
RESIDENTIAL	100%	100%
COMMERCIAL	0%	0%
INDUSTRIAL	0%	0%
PARKING	0%	0%
TOTAL	100%	100%

NAOS ANALYSIS

NAOS ANALYSIS	PERCENT	PER AREA
RESIDENTIAL	100%	100%
COMMERCIAL	0%	0%
INDUSTRIAL	0%	0%
PARKING	0%	0%
TOTAL	100%	100%

NAOS ANALYSIS AND COMMENTS ON PHASE 2 PLAN

1. The building, grading, or construction activity shall be restricted to the area shown on this plan and shall be limited to the area shown on this plan.

2. All work shall be done within the limits of the site and shall be done in accordance with the following conditions:

3. All work shall be done within the limits of the site and shall be done in accordance with the following conditions:

4. All work shall be done within the limits of the site and shall be done in accordance with the following conditions:

- LEGEND**
- RESIDENTIAL NAOS
 - COMMERCIAL NAOS
 - INDUSTRIAL NAOS
 - PARKING NAOS

- NAOS AND LOT PROTECTION PROVISIONS**
1. No building, grading, or construction activity shall be permitted on any lot shown on this plan or on any lot shown on this plan.
 2. All work shall be done within the limits of the site and shall be done in accordance with the following conditions:
 3. All work shall be done within the limits of the site and shall be done in accordance with the following conditions:
 4. All work shall be done within the limits of the site and shall be done in accordance with the following conditions:



Project Name: Village at Troon
Site: 10000 N. 10th Street, Scottsdale, AZ 85258
Client: The Villages at Troon
Architect: The Villages at Troon
Engineer: The Villages at Troon
Contractor: The Villages at Troon
Phase: Phase 2



VILLAGE AT TROON
SCOTTSDALE, ARIZONA

Project Name: Village at Troon
Site: 10000 N. 10th Street, Scottsdale, AZ 85258
Client: The Villages at Troon
Architect: The Villages at Troon
Engineer: The Villages at Troon
Contractor: The Villages at Troon
Phase: Phase 2

Project:	1432.001.04
Sheet:	PH2
Scale:	1" = 100'
Date:	07/20/16
Drawn by:	J. Smith
Checked by:	J. Smith
Approved by:	J. Smith

PHASE 2

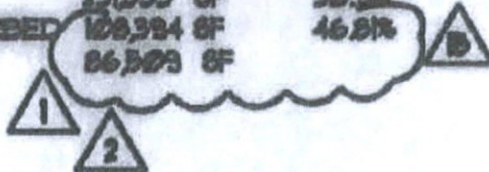
NAOS PLAN

A1.01A

PARKING REVISION 04-10-08

NAOS CALCULATIONS

SITE AREA	747,160 SF	17.5 ACRES
HILLSIDE CONSERVATION	40,240 SF	5.4%
REQUIRED NAOS	223,314 SF	29.89%
PROVIDED NAOS	231,553 SF	30.99%
PROVIDED UNDISTURBED	108,394 SF	46.81%
PROVIDED REVEG.	86,509 SF	



NAOS SURPLUS 7,919 SF 

NAOS ANALYSIS

SLOPE RANGE(%)	%-AREA	AREA (SF)
0-5	16.7	124,553
5-20	76.3	570,584
20-40	1	52,023
TOTAL:	100	747,160

NAOS REQUIRED FOR REMAINDER OF PROPERTY PER

COB REDUCTION - 6.10% BI

$124,553 \times 25 = 31,138$

$570,584 \times 35 = 199,704$

$52,023 - H.C. = 11,599 \times 45 = 5,220$

$31,138 + 199,704 + 5,220 = 236,062$

H.C. AS % OF TOTAL PARCEL = 5.4%

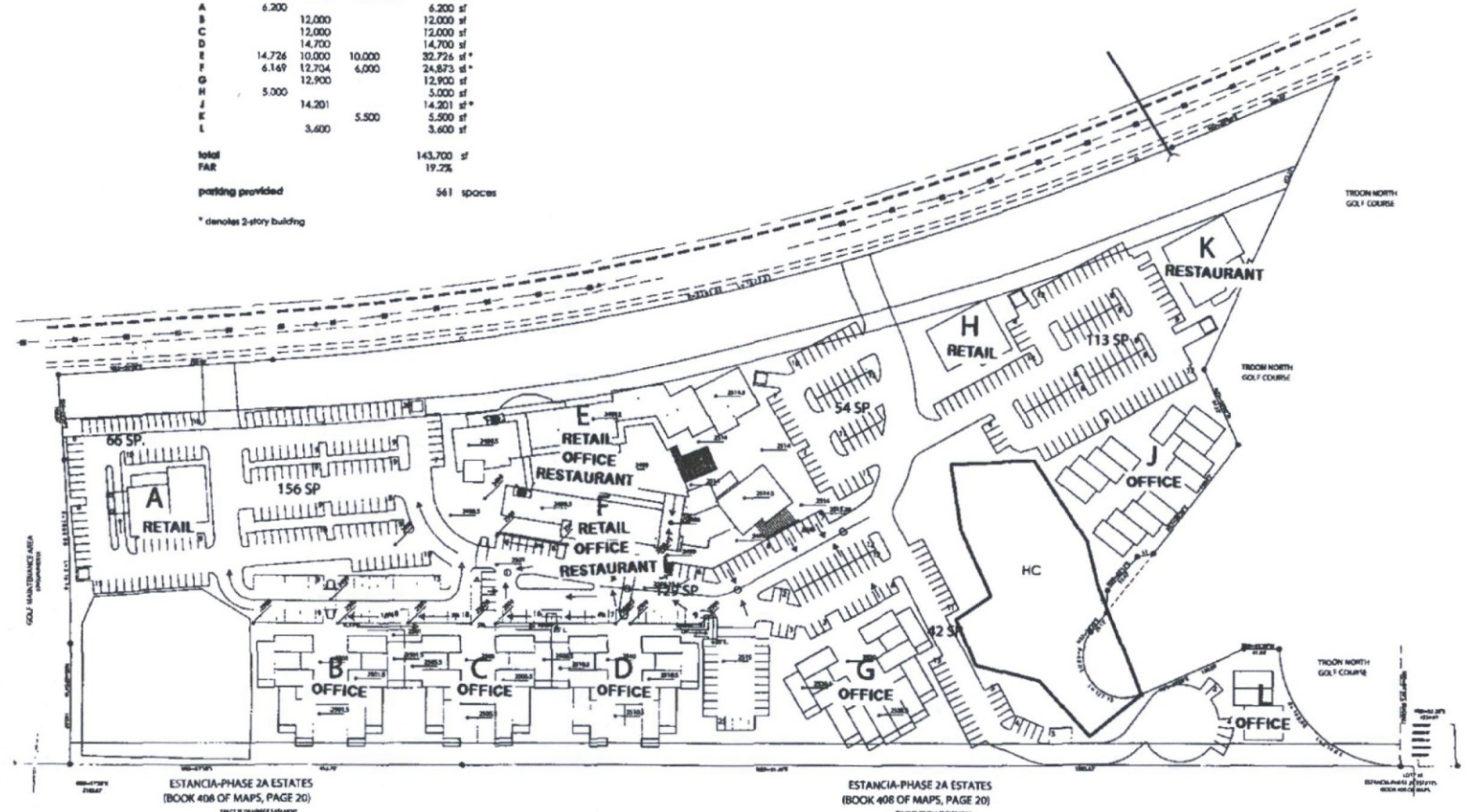
NAOS REQUIRED = $236,062 - 5.4\% = 223,314$ SF.

ATTACHMENT #12

site calculations

site area	747,967 sf		17.3 acres
inside coverage	40,424 sf		5.4%
	retail	office	restaurant
A	6,200		6,200 sf
B		12,000	12,000 sf
C		14,700	14,700 sf
D		14,700	14,700 sf
E	14,726	10,000	10,000
F	6,149	12,704	6,000
G		12,900	12,900 sf
H	5,000		5,000 sf
J		14,201	14,201 sf*
K			5,500 sf
L		3,600	3,600 sf
total	143,700 sf		
FAR	19.7%		
parking provided	341 spaces		

* denotes 2-story building



300 S. COLLEGE DR. SUITE 200
TERRACE HEIGHTS, OHIO 44130
440.747.5333
440.747.5333

GSATYNDALL
ARCHITECTURE

PINNACLE-ESTANCIA RETREATS

TROYON PARCEL T
SCOTTSDALE, ARIZONA

DATE: 01/16/21
SCALE: AS SHOWN
SHEET: 02 OF 02

●
SITE PLAN

A0

10-ZN-02

SITE CALCULATIONS

SITE AREA	747,160 SF	17.15 ACRES
ZONING	C-2	
HILLSIDE CONSERVATION	40,424 SF	5.4%
FAR ALLOWED	.20	
PROVIDED FAR	.1914	
GROSS BUILDING AREA	143,036 SF	
A	7,040 SF	
B	11,450 SF	
C	11,450 SF	
D	8,100 SF	
E	30,000 SF	
F	24,800 SF	
G	15,050 SF	
H	5,160 SF	
I	20,250 SF	
J	6,136 SF	
K	3,600 SF	
L		
PARKING REQUIRED	656 SPACES	
PARKING PROVIDED	543 SPACES	
-11C	25 SPACES	
REDUCTION REQUIRED	17.2%	





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 type="checkbox"/>	1. Rezoning Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Zoning Application Fee \$ _____ (subject to change every July)
<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	7. Appeal of Required Dedications, Exactions, or Zoning Regulations (form provided)
<input checked="" type="checkbox"/>	<input 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 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 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 type="checkbox"/>	11. Request for Site Visits and/or Inspections (form provided)
		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"/>		14. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)
<input checked="" type="checkbox"/>	<input 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.
		16. Request for Neighborhood Group/Homeowners Association (form provided)
<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	18. School District Notification – (form provided) Required for all applications that include residential uses.
<input checked="" type="checkbox"/>	<input 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 • See attached <u>Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers.

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Rezoning Development Application Checklist

<input type="checkbox"/>	<input 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
XXXX	<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 type="checkbox"/>	23. Development Plan

Req'd	Rec'd	
<input checked="" type="checkbox"/>	<input 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)

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Rezoning Development Application Checklist

<input type="checkbox"/>	<input 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 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 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 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)

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<input checked="" type="checkbox"/>	<input 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 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)
NA <input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>k. Topography and slope analysis plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded
NA	<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 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)
NA	<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
NA	<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)
NA	<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)

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Rezoning Development Application Checklist

<input checked="" 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 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 checked="" 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 checked="" 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;"/> <p><input type="checkbox"/> 24" x 36" – _____ copy(ies), folded</p> <p><input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction)</p> <p><input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction)</p> <p><input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements)</p>
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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 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 checked="" 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 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 checked="" 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 checked="" 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 checked="" 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

Planning and Development Services

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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input 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 checked="" 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 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 type="checkbox"/>	<input 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/>

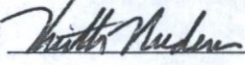
PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

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"/>	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; _____-PA-_____.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	37. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.

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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input 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>5-19-2016</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 type="checkbox"/> New Project Number, or <input checked="" type="checkbox"/> A New Phase to an old Project Number: <u>10-ZN-2002 #2</u></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>

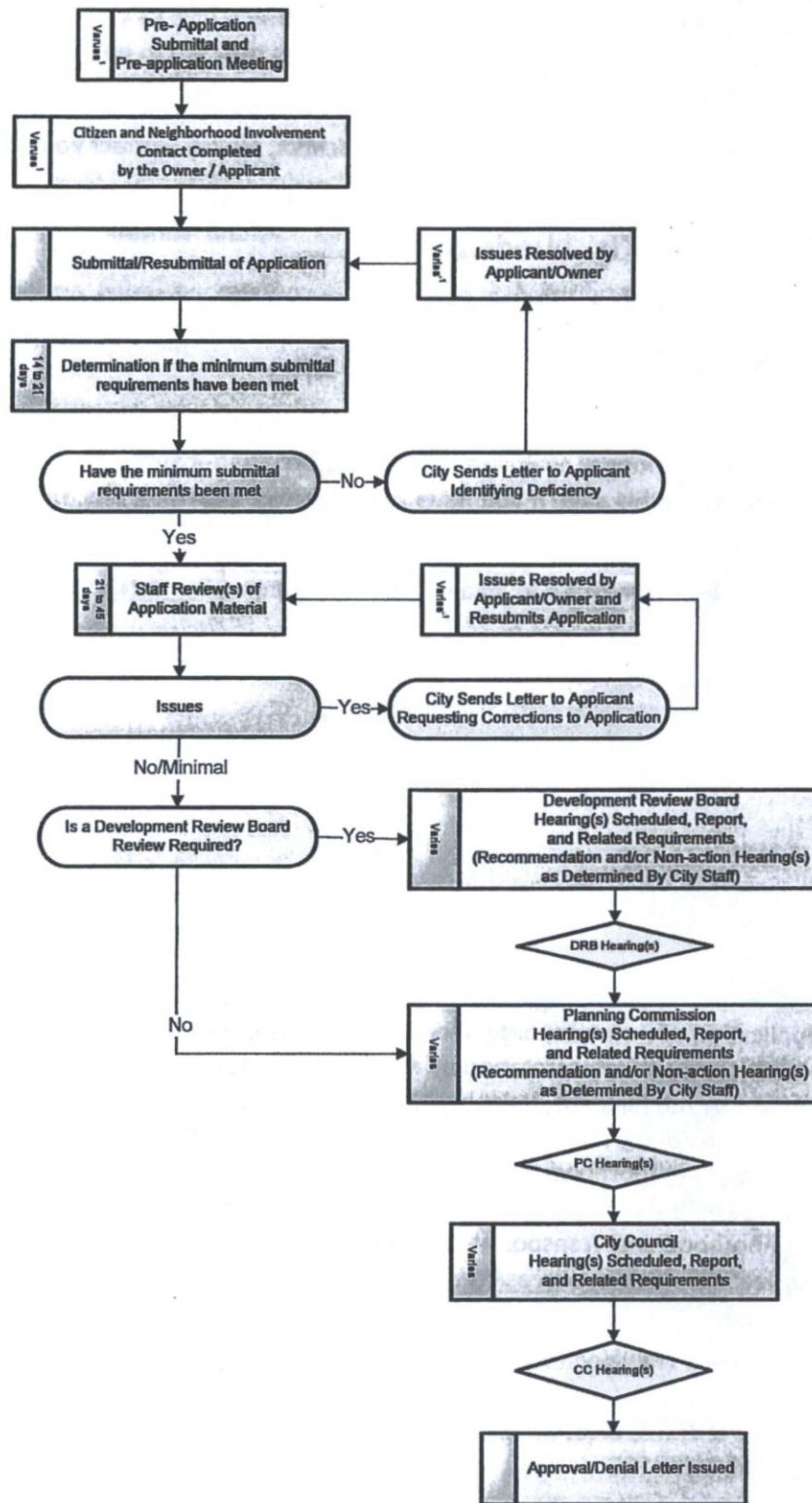
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Development Application Process

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



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

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General Plan Amendment 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:

- 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; and
- the city's design guidelines.

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 page 5 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.

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 type="checkbox"/>	1. General Plan Amendment Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>1,950.00</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Development Application Form (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 checked="" type="checkbox"/>	<input type="checkbox"/>	4. Letter of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. 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 (form provided))

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General Plan Amendment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>6. Request for Site Visits and/or Inspections Form (form provided)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy • Include complete Schedule A and Schedule B.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>8. Legal Description: (if not provided in Commitment for Title Insurance)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies
<input type="checkbox"/>	<input type="checkbox"/>	<p>9. Request to Submit Concurrent Development Applications (form provided)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>10. General Plan Neighborhood Involvement & Public Notification Program (form provided)</p> <ul style="list-style-type: none"> • Provide proof of involvement <u>AT THE BEGINNING</u> of the required six (6) month public input timeframe for major amendments and three (3) months for other amendments. • Record of all <u>dates</u> and <u>types</u> of public notification/involvement – letters, meetings, phone calls, open houses etc.; person/organization(s) contacted; address and telephone information regarding person/organization(s) contacted. Provide minutes of all meetings.
		<p>11. Request for Neighborhood Group Contact information (form provided)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>12. A completed Neighborhood Involvement packet and Report, describe the key issues with respect to this general plan amendment that have been identified by the surrounding neighborhoods through the public involvement program. What adjustments or refinements have been made to the plan in response to these issues?</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>13. Existing Conditions Photo Exhibit: Printed digital photos on 8-1/2"x11" Paper</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers. • 8-1/2" x 11" - 11 copies of the set of prints (Delayed submittal. 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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>14. Provide a Series of Context Graphics or Tables That Depict the Following Information:</p> <ul style="list-style-type: none"> • Graphic 1: Existing General Plan land use, transportation, character, and open space designations for the subject property and for all surrounding properties • Graphic 2: Proposed General Plan designations for the subject property and all existing General Plan designations that will remain. This graphic should include total gross acreage of the General Plan designation being proposed. • Graphic or Table 3: Existing Character Area Plan elements, if site is located within an approved/adopted Character Area. • Graphic or Table 4: Existing Neighborhood Plan elements, if site is located within an approved/adopted Neighborhood Plan area.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>15. Application Narrative</p> <ul style="list-style-type: none"> • 8 1/2" x 11" – 17 copies <p>A narrative description, analysis and justification of how the proposed GPA would <u>support</u> or <u>change</u> the approved plans, goals, and/or policies contained in each of the following General Plan Guiding Principles and elements: (follow the online link for descriptions of the Guiding Principles http://www.scottsdaleaz.gov/general-plan/general-plan-2001 and Elements).</p> <ul style="list-style-type: none"> a. Value Scottsdale's Unique Character and Lifestyle: <ul style="list-style-type: none"> i. Character and Lifestyle ii. Land Use b. Support Economic Vitality: <ul style="list-style-type: none"> i. Economic Vitality c. Enhance Neighborhoods: <ul style="list-style-type: none"> i. Community Involvement ii. Housing iii. Neighborhoods d. Open Space: <ul style="list-style-type: none"> i. Open Space and Recreation ii. Preservation and Environmental Planning e. Seek Sustainability: f. <ul style="list-style-type: none"> i. Cost of Development ii. Growth Areas iii. Public Services and Facilities f. Advance Transportation: <ul style="list-style-type: none"> i. Community Mobility
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>16. In the application narrative, under a separate heading, provide a narrative description, analysis and justification of how the proposed General Plan Amendment would <u>support</u> or <u>change</u> the approved plans, goals, and/or policies contained in the applicable adopted Character Area Plan.</p> <p>The adopted Character Areas are:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Cactus Corridor <input type="checkbox"/> Desert Foothills <input type="checkbox"/> Downtown <input type="checkbox"/> Dynamite Foothills <input type="checkbox"/> Greater Airpark <input type="checkbox"/> Shea Area <input type="checkbox"/> Southern Scottsdale <input type="checkbox"/> _____

General Plan Amendment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>17. Provide an Analysis of the Following:</p> <ul style="list-style-type: none"> • A significant consideration of any proposed General Plan Amendment (GPA) is the potential impact that a change in land use and/or development of property will have on dwelling unit, population and/or employment densities; public infrastructure and facilities demand; transportation networks; and the physical environment. The net resulting impacts of a proposed change might be favorable, unfavorable or of no effect, depending on the nature of the change and the size of the physical area that would be the subject of the change. • If this is a General Plan <u>land use</u> amendment the proposed changes include _____ amount of acres/dwelling units/square footage changing from General Plan land use designation(s) _____ to General Plan land use designation(s) _____. • The estimated increase or decrease in population this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change). • The estimated increase or decrease in elementary, middle and high school age children this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change). • The estimated impact this proposed General Plan change will have on water use per year will be _____ (circle one – increase or decrease or no change). • The estimated impact this proposed General Plan change will have on wastewater generation per year is _____ (circle one – increase or decrease or no change). • The estimated impact this proposed General Plan change will have on solid waste generation per year is _____/tons (circle one – increase or decrease or no change). • The estimated impact this proposed General Plan change will have on vehicle trips per day is _____ (circle one – increase or decrease or no change). • The estimated number of employees this proposed General Plan change will result in is _____ (circle one – increase or decrease or no change). • The Long Range Planning Unit of Scottsdale’s Planning and Development Services has a Land Use Impact model that enables an analysis and projection of the impacts a change in land use and development would have per the Land Use Element of the city’s General Plan. The only input necessary to run the model is the total gross acreage included in a proposed GPA, by specified land use category. GPA applicants may contact the Long Range Planning Unit at 480-312-7000 to have an in-house Land Use Impact model analysis run for the proposed GPA.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>18. Proposition 207 waiver or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>19. Other: _____</p>


PART II – 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"/>	1. 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>399</u> -PA- <u>2016</u> .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Submit all items indicated on this checklist pursuant to the submittal requirements.

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General Plan Amendment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>3. 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>4. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be required 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>5. 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</u> @scottsdaleaz.gov Date: <u>10-3-2016</u></p> <p>Coordinator Signature: <u></u></p> <p>If the Project Coordinator is no-longer available, please contact the Long Range Planning Manager 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 type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p>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 Planning and Development Services, 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 and Development Service Director. 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 and Development Services One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/bldgresources/forms.</p> <p>Planning and Development Service Director One Stop Shop Planning and Development Services 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p>

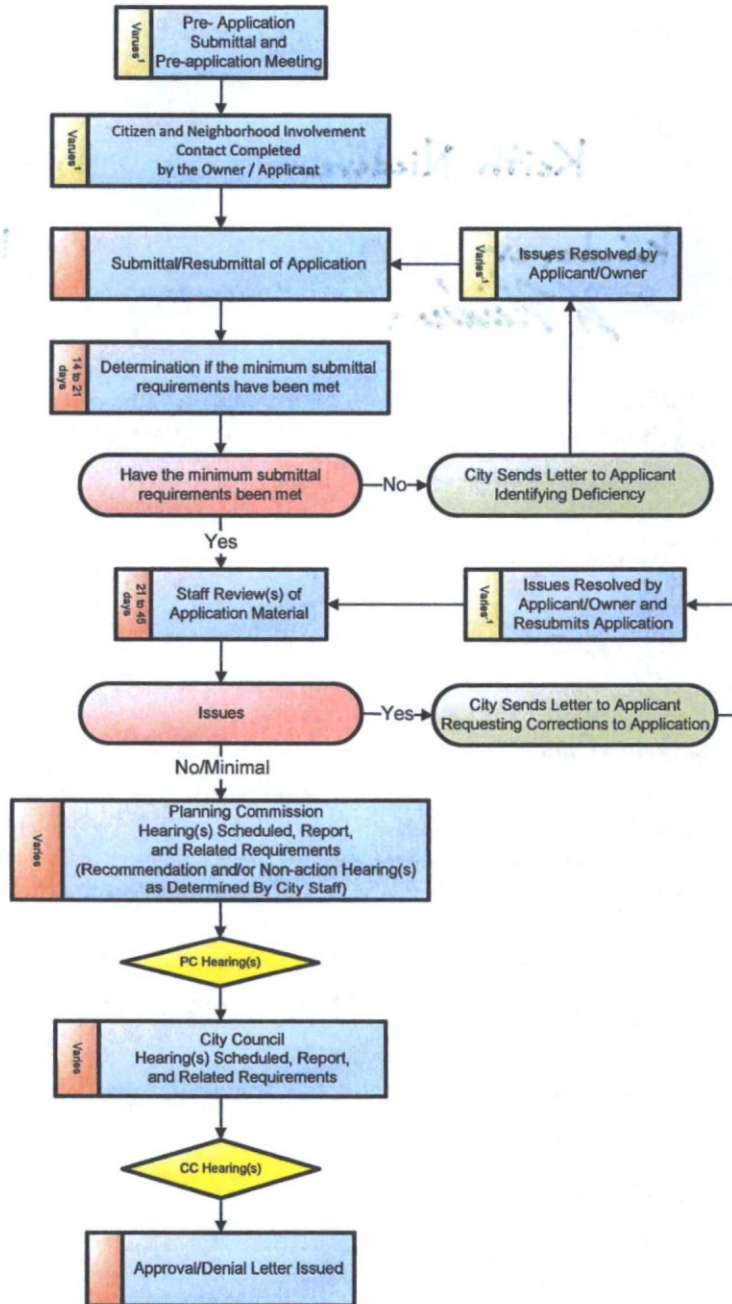
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Development Applications Process

Non-Major General Plan Amendment (GP)



Note:

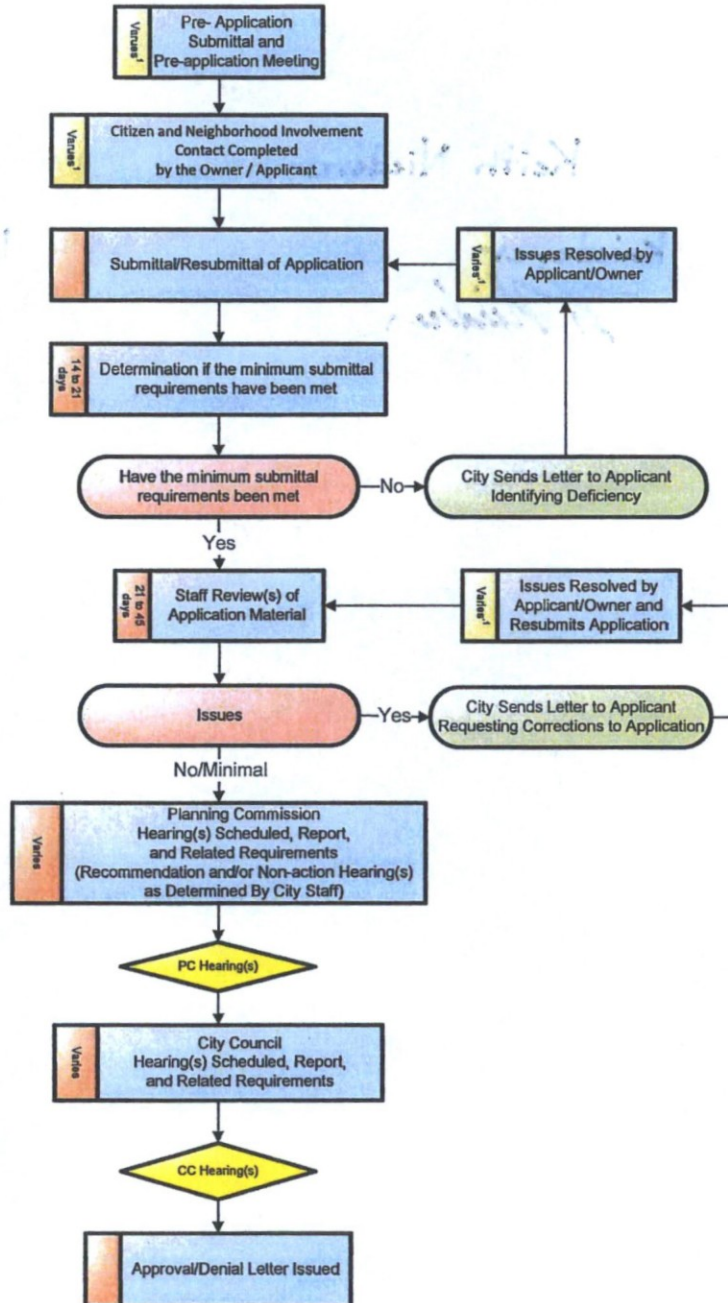
1. Time period determined by owner/applicant.

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Development Applications Process

Non-Major General Plan Amendment (GP)



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

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