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Remote Hearing: 10/04/2017

Planning Commission Hearing: 10/25/2017

City Council Hearing: 12/04/2017

Case History: 25-PA-2016

1-GP -2017 & 10-ZN-2017

Siena Estates

PLANNING COMMISSION REPORT



Meeting Date October 4, 2017
General Plan Element *Land Use*
General Plan Goal *Create a sense of community through land uses*

NON-ACTION (REMOTE HEARING)

Siena Estates
1-GP-2017

Discussion of the following:

A major General Plan amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Rural Neighborhoods to Suburban Neighborhoods on a 3.8 +/- acre site located at the southwest corner of E McDonald Drive and N Cattletrack Road

No action is taken at the remote Planning Commission hearing. Per state statute, the intent of the remote Planning Commission hearing is to promote citizen participation in the major General Plan amendment process. The Planning Commission will consider this case for recommendation to the City Council on October 25, 2017.



Key Items for Consideration

- General Plan amendment request for the development of seven single family residential units in the Schaffner Estates subdivision plat
- Similar lot sizes and densities to other more recently developed subdivisions in the area
- Previous redevelopment from residential to office of four lots that were in the original 1958 Schaffner Estates subdivision plat
- Requested change in land use category falls within 2013 Citywide Land Use Assumptions Report projections

OWNER

ACA Fund I, LLC
480-244-2557

Action Taken _____

APPLICANT CONTACT

Stephen Adams
480-244-2557

LOCATION

5814 N Cattletrack Rd, 5811 and 5805 N Sundown Drive

BACKGROUND

Context

The subject property is approximately 3.8 +/- acres and is located at the southwest corner of E McDonald Drive and N Cattletrack Road. To the west is a city operated water treatment facility. To the south and east are single-family neighborhoods, and to the north are offices.

General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category includes relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land.

Character Area Plan

The General Plan establishes Character Area Planning as a means to ensure quality of development and consistency of character within the context of community-wide goals. The subject site is located within the Southern Scottsdale Character Area Plan, a policy document that offers guidance to the community regarding future growth and development decisions within this area of the City.

Adjacent General Plan Land Uses

North Office (General Office)

East Office and Cultural, Institutional or Public Use (City operated water treatment facility)

South Suburban Neighborhoods (Single-family residential)

West Rural Neighborhoods (Single-family residential)

Other Related Policies, References.

- 2001 City of Scottsdale General Plan
- 2010 Southern Scottsdale Character Area Plan
- 2013 Citywide Land Use Assumptions Report
- The associated zoning case is 10-ZN-17. The General Plan amendment case that resulted in the construction of the office buildings to the north is 30-GP-1997. The related zoning for this development is 45-ZN-1997. The related development review cases are 57-DR-1998 and 164-

DR-1998

MAJOR GENERAL PLAN AMENDMENT IMPACT ANALYSIS

Major Amendment Request

The applicant's request is recognized as a major General Plan amendment based upon criteria outlined in the City of Scottsdale General Plan 2001, specifically Change in Land Use (Criteria #1) Criteria #1 requires that any change in the designated General Plan land use from one type to another requires an amendment (major or non-major) to the General Plan. A change from Rural Neighborhoods to Suburban Neighborhoods is a major General Plan amendment.

The General Plan Land Use Element describes the Suburban Neighborhoods land use designation as *medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes, such as patio homes. It can be incorporated into neighborhoods near the Downtown area and in or adjacent to other non-residential activity centers. These uses may be used as transition between less intense residential areas and non-residential areas, such as offices or retail centers. The terrain should be relatively flat, or gently sloping, to accommodate this density. Preservation of environmental features (particularly in desert settings near the mountains) is a key consideration and in the past has often been accommodated through master-planned communities or clustering.*

The request conforms to the General Plan description of Suburban Neighborhoods in terms of the site characteristics and the land use density. The applicant is proposing a seven lot subdivision to replace three lots within the existing Schaffner Estates subdivision. In the late 1990s, four lots of Schaffner Estates were redeveloped to offices. The proposed seven lot subdivision is moderately more dense (1.8 +/- du/ac) than the existing remainder of Schaffner Estates (1.2 +/- du/ac) and the density is comparable to other nearby subdivisions in the area that have a Suburban Neighborhoods land use designation including Privado Village (2.35 +/- du/ac) and Woodleaf (2 +/- du/ac). Additionally, the recently approved Cattletrack Village has four lots on 2.1 acres (1.9 +/- du/ac).

Policy Implications

The Scottsdale General Plan 2001 includes Six Guiding Principles, which were established through CityShape 2020. Several of these principles are applicable to the proposed project, particularly Enhance Neighborhoods, Advance Transportation, and Seek Sustainability. "Enhance Neighborhoods" applies to many aspects of the Character & Design and Land Use Elements. The proposed project will enhance the area's character through complimentary architecture and enhanced landscaping. Landscape tracts on the west, south, and east will provide a buffer to adjacent properties and Cattletrack Road (Character & Design Goals 1 and 6, Land Use Goals 3 and 7). Although limited, project elements will "Advance Transportation" in Scottsdale. The project proposes a curb separated sidewalk along its perimeter that will provide an improved pedestrian experience. Additionally, the proposed project is in close proximity to the Arizona Canal, which provides pedestrian and cyclist access to Downtown Scottsdale and regionally (Land Use Goal 5, Community Mobility Goal 8, Housing Goal 4). In terms of "Seek Sustainability", the homes in the proposed project will have energy efficient features, passive solar design, low water landscaping,

and will meet the National Green Building Standard (Preservation and Environmental Planning Goal 4, Neighborhoods Goal 5)

Southern Scottsdale Character Area Plan

The subject site is located within the Southern Scottsdale Character Area Plan, which was adopted in October 2010. Community priorities identified during the planning process included a focus on local mobility and walkability, maintaining and enhancing existing neighborhoods and identity, and promoting well-designed architecture and sustainability. The proposed project will promote multimodal connections with a curb-tight sidewalk within the development and a buffered sidewalk along its perimeter. These will make it easier for residents to access the Arizona Canal for recreation purposes or to reach Downtown Scottsdale and other regional destinations (Neighborhood Revitalization Goal 2, Community Mobility Goal 4). The existing neighborhood identity will be enhanced and strengthened with the new sidewalks and landscaping tracts (Character & Design Goal 7). Additionally, the applicant discussed the proposed concept with the neighbors and incorporated their recommendations on lot orientation and four-sided architecture (Neighborhood Revitalization Goal 3). The proposed project anticipates having well-designed architecture with a number of sustainable elements including passive solar design and desert landscaping (Character & Design Goal 4 and Neighborhood Revitalization Goal 1).

2013 Citywide Land Use Assumptions Report

In 2013, the City of Scottsdale completed, and City Council adopted, a Land Use Assumptions Report that illustrates “projections of changes in land uses, densities, intensities and population over a period of at least ten years and pursuant to the General Plan of the municipality.” The study examined Scottsdale in three general geographic areas—south, central and north. The South Sub-Area includes all lands within the boundaries of the City of Scottsdale south of Indian Bend Road.

According to the study, the South Sub-Area is projected to absorb approximately 166 acres of residential land area by 2030, with small amounts of it suburban residential development (7.27 acres, or 4%) and rural residential development (22.22 or 11%). Since the adoption of the LUA in December 2013, there have not been additional Suburban Neighborhoods entitlements. Thus, the 3.8 +/- acre change from Rural Neighborhoods to Suburban Neighborhoods that is proposed with this development is in keeping with the projected increase of this residential development-type anticipated in this area of the community.

The full Development Forecast text can be found at

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

Land Use Impact Model

In May 2016, Long Range Planning Services contracted with Applied Economics to produce a land use impact model to estimate the socioeconomic, development, and fiscal impacts associated with a change from one General Plan land use designation to another over a 20-year time period (in this instance, 2017-2036). From a fiscal standpoint, the model assesses both revenues generated from development (initial construction expenditures, yearly sales tax generation, etc.) as well as City expenditures (public safety, infrastructure maintenance, etc.), as a means to estimate how much value a project adds (or does not add) over time – or Net Present Value (NPV).

In this instance, the model provided a general assessment of the subject site comparing the existing General Plan designation of Rural Neighborhoods with the proposed change to Suburban Neighborhoods in the South Sub-Area of the City. The model shows a negative NPV of \$56,868 for the proposed Suburban Neighborhoods over 20 years, and a negative NPV of \$13,835 over the same time period for Rural Neighborhoods. The final negative NPV of the proposed change from Rural to Suburban Neighborhoods therefore is \$43,033, which can be attributed to the model calculation that 15 individuals will occupy the development, an increase from the current seven, thus increasing the cost to provide services to the area.

Because the existing and proposed General Plan land use designations accommodate more than one zoning district and thus allow for a considerable range of density and intensity, the potential impacts represented above are at best an estimate and should not be considered conclusive.

The full results of the Land Use Impact Model assessment are located in the case file.

Community Involvement

The applicant conducted an open house on Thursday, December 15, 2016 at 5 p.m. at 5805 E Sundown Rd. Per the applicant, five people attended the open house to find out more about the proposal (Attachment 4).

A city-sponsored Open House was held on September 14, 2017 at Cocopah Middle School from 5 to 7 p.m. Five people attended the open house, most with general questions and interest in the proposals. One person attended to specifically find out more about this proposal. None of the attendees submitted written comments. Staff has received minimal correspondence, however, communication received as of the drafting of this report is attached (Attachment 6).

OPTIONS & STAFF RECOMMENDATION

Recommended Approach

No formal recommendations are presented by staff, and no formal action is requested of the Planning Commission at the remote hearing.

Proposed Next Steps

Planning Commission Recommendation Hearing

Wednesday, October 25, 2017 at 5:00PM
City Hall, 3939 North Drinkwater Boulevard

City Council Hearing

Monday, December 4, 2017 at 5:00PM
City Hall, 3939 North Drinkwater Boulevard

RESPONSIBLE DEPARTMENT

Planning and Development Services
Long Range Planning Services

STAFF CONTACT

General Plan/Long Range Planning

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APPROVED BY



Sara Javoronok, AICP, Report Author

9/25/17

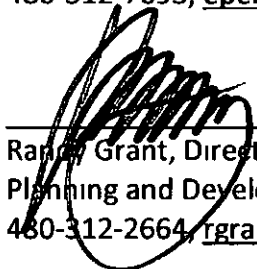
Date



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

09-25-17

Date



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

9/26/17

Date

ATTACHMENTS

- 1 Applicant Narrative
- 2 Context Aerial
- 3 Existing & Proposed 2001 General Plan Conceptual Land Use Map
- 4 Applicant Citizen Involvement Report
- 5 City Notification Map
- 6 Public Correspondence Received
 - Exhibit A General Correspondence Received
 - Exhibit B 9/14/2017 Open House

Attachment 1
Applicant Narrative
1-GP-2017: Siena Estates

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Project Narrative

Siena Estates

Case # 1-GP-2017

Location: Southwest corner of McDonald Drive & Cattletrack Road



Request for a Major General Plan Amendment

- Rural to Suburban neighborhood
- Rezoning from R-43 to R1-18 PRD

Prepared by:
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&
Stephen Adams

Adams Craig Acquisitions
7904 E Chaparral Rd #A110-113
Scottsdale, AZ 85250

10-ZN-2017
08/23/2017

1-GP-2017
08/23/2017



SIENA ESTATES

General Plan Amendment Narrative

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I. Project Introduction/Request

A. Introduction

Adams Craig Acquisition's purchased 3.8 acres in Southern Scottsdale with a vision of building *Siena Estates*, an intimate 7 lot, single-family home community. Siena Estates will feature single level, semi-custom homes ranging in size between 3,000 – 4,000 sq ft. Every home in Siena Estates will be required to meet green building guidelines and obtain certifications from the National Green Building Standard (“NGBS”), an affiliate of the National Association of Homebuilders (“NAHB”) and Energy Star®. In addition, Siena Estates will include landscaped tracts along the east, south and west perimeter along with winding sidewalks to improve pedestrian mobility in the area and maintained open space for the neighborhood.

B. Project Location

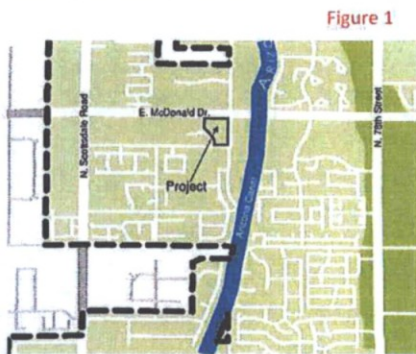


Figure 1

Siena Estates is located in the southwest corner of McDonald Drive and Cattletrack Road and is comprised of three parcels (APN 173-04-016, 173-04-017, 173-04-018) (“the Property”) currently zoned R-43. The Property is currently partially developed, vacant lots with commercial buildings to the north, Paradise Valley water treatment station to the east, R-43, R1-35 and R1-18 PRD single-family homes to the south and Schaffner Estates, a 5 lot, single-family cul-de sac community zoned R-43.

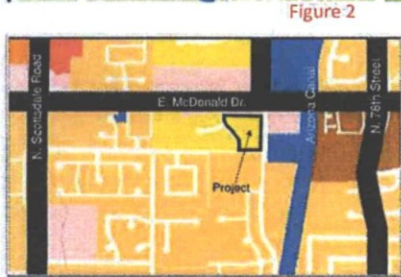


Figure 2

(See Figure 1 and Figure 2 left.)

C. Description of the Request

Adams Craig (“the Developer”) request a major General Plan Amendment (“GPA”) from Rural Neighborhoods to Suburban Neighborhoods and a request to rezone the Property from R-43 to R1-18 PRD creating 7 single family, residential lots. The Property will have a density gross zone area of 3.8 ac, density of 1.84 du/ac with a single story height restriction on all lots. An average of XYZ’ of desert landscape tracts will run north and south along



Cattletrack and east and west along Palo Verde along with additional landscaping and sidewalks on Sundown and throughout the interior cul-de sac. The new site plan will add a total of XYZ sq ft of maintained, desert landscaped open space.

II. General Plan Amendment Overview

In accordance with the City of Scottsdale's General Plan, Siena Estates request to change the Property Designation for *Group A* Rural Neighborhoods/Natural Open Space to *Group B* Suburban Neighborhoods/ Developed Open Space qualifies as a Major General Plan Amendment based on the *Change in Land Use Category*. Amending the land use and increasing the density on the Property will enhance the neighborhoods character by providing a visually pleasing transition between the Commercial parcels to the north and the residential areas to the south.

III. Conformance with Scottsdale General Plan Guiding Principles and Elements

CityShape 2020 was a citizen driven process to "plan the physical form of Scottsdale's Vision. (Scottsdale General Plan www.scottsdaleaz.gov) From this process of community outreach to enhance the General plan the City adopted a three-level approach to General Planning. Level 1 defines five Citywide planning zones. Siena Estates falls into Zone A-1, which is described by the city to include some of the most mature housing in the city. Level 2 defines Character Planning. The Property falls within the Rural/ Rural Desert Character Type. Although Siena Estates is seeking *Suburban/Suburban Rural Desert* the Developer will put into place community restrictions such as only single level homes and community maintained desert landscape perimeters, to ensure that the transition between Rural and Suburban is hardly noticeable to local residents and visitors. The last is Level 3, Neighborhood Planning, which currently does not apply to the Property. The Developer is asking for a Planned Residential Development ("PRD") to more clearly define the neighborhood goal at Siena Estates.

Scottsdale's General Plan consists of six Guiding Principles that clearly establish the values and goals set forth for the future development and growth in Scottsdale. *But, such rigid application would not be responsive to the natural changes and unforeseen opportunities that arise in a community as dynamic as Scottsdale. (Scottsdale General Plan www.scottsdaleaz.gov)* There is fluidity in the General Plan that allows for amendments that support the majority of the Guiding Principles and add value to Scottsdale neighborhoods. To further outline the goals and direction of the city's Guiding Principles 12 supporting Elements were developed. The goal of the Developer at Siena Estates is to work within the framework of these Principles securing an amendment that continues to serve the Guiding Principles and Scottsdale while meet all applicable Elements.

The Six Guiding Principles and supporting Elements:



1. Value Scottsdale's Unique Lifestyle & Character
 - 1.1 Character and Design
 - 1.2 Land Use
2. Support Economic Vitality
 - 2.1 Economic Vitality
3. Enhance Neighborhoods
 - 3.1 Community Involvement
 - 3.2 Housing
 - 3.3 Neighborhoods
4. Preserve Meaningful Open Space
 - 4.1 Open Space and Recreation
 - 4.2 Preservation and Environmental Planning
5. Seek Sustainability
 - 5.1 Cost of Development
 - 5.2 Growth of Development
 - 5.3 Growth Areas
 - 5.4 Public Services and Facilities
6. Advance Transportation
 - 6.1 Community Mobility

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

Character & Design Element Goals & Approaches:

- Diversify housing types in innovative development patterns;
- Revitalize a landscape bordering the subdivision in a growth area;
- Integrate natural landscape;
- Reinforce park, trail, paths, open space between live, work, recreation and all local land uses;
- Increase development patterns and uses consistent with surrounding uses and the area's character.

Long range planning for this project begins with the village that is "Old Town" and moves 1 mile north to Siena Estates. Siena Estates is between McDonald Dr. North, Chaparral Rd. South, Scottsdale Rd. West, and the Arizona Canal (Developments past the canal do not have the same character and feel so the Developer has chosen to not consider them as strongly in



the General Plan Amendment.) The Project will be Modern Transitional, much like Old Town, with historic, rustic roots of the Southwest accenting modern architecture.

Character & Design Element Goal 1 (Bullets 1 – 3) address how the proposed development is appropriate considering the area character and the specific context of the adjacent neighborhood. More specifically, please remark on how the proposed development is contextually compatible, is responsive to site conditions, and addresses how visual impacts on neighboring properties will be addressed so as to be compatible with the surrounding neighborhood.

Siena Estates will compliment the surrounding communities. Single-family homes will be built in Siena Estates mirroring the homes in the adjacent properties. Desert landscaping will border Siena Estates to enhance the current landscaping character of the community. Perimeter walls will be low where required by the City and near the community entrance off Sundown to link the new community to Schaffner Estates maintaining the current feeling of openness. At the north end of Sundown, a landscaped open space will be added in lieu of the current dead-end at the gate. This area will be open to both communities to reinforce the sense of community between the two. The aesthetics of the community will be primarily transitional modern with clean lines while incorporating traditional Southwestern design elements.

Character & Design Element Goal 6 provide details on any mature landscaping that will be maintained, the proposed landscaping, and how the landscaping will reinforce the character of the surrounding neighborhood, particularly if applying for R1-18 PRD (10-ZN-2017).

A majority of the onsite native resources are in bad shape due to age and lack of care. The palms, native trees and existing plants that can be preserved will be labeled “high priority” resources and taped off to not disturb or moved to an onsite nursery if needed during site development. The surrounding neighborhoods have natural desert, turf or over grown landscapes. Siena Estates will include a natural desert landscape. The new plant pallet will include native, adolescent, desert trees such as Palo Verde and Cascalote to incorporate species already planted in the surrounding area. Low water use shrubs, ground cover and desert friendly flowers will be used to dress up the walk ways and landscaped community areas while still presenting a more natural desert look.

Character & Design Element Goal 7 provide information on how the proposed project will have sensitive outdoor lighting that will reflect the character of the surrounding neighborhood.

Standard streetlights used by the City of Scottsdale will be installed as needed per code within Siena Estates. Placement including the use of shields will be taken into consideration to provide the best lighting for the residents and surrounding neighbors. All landscape lighting within the community areas will be set on a timer and DarkSky



approved. DarkSky approved house light fixtures as well as proper downward placement and shields if needed will be used to prevent light disturbance within the community and will be required in the Siena Estate CC&R's.

Land Use Element Goals & Approaches:

- Convert current Rural designation to Suburban designation to closely match and compliment surrounding areas while providing a cohesive transition between current commercial parcels on McDonald and the residential parcels;
- Single family land use, cul-de-sac development pattern, and add maintained landscape tracts and winding sidewalks for mobility on arterial roads Cattletrack and Palo Verde;
- Grow existing development area to extend city services cost effectively including the complete re-pavement of Sundown and curb repair where need on the west side of Sundown;
- Increase diversity in residential homes and support services that provide community needs;
- Integrate pedestrian transportation to reduce vehicle use, pollution, and resource consumption while increasing community interaction;

The transportation infrastructure is very well established. The Developer has studied young professionals wanting to be closer to restaurants and entertainment opportunities with friends and family and plan to attract many demographics to the same points of interest. The Land Use component will encourage the use of the Arizona Canal located approximately 200 feet east of the property. Siena Estates residents will be encouraged to use the canal to travel locally to Old Town, Arcadia and Citywide with routes to Tempe, Phoenix and beyond, as regional access vis-à-vis the light rail and its connectivity to the airport, train and bus system continue to grow.

Land Use Element Goal 3 (Bullets 1, 5 & 6) Transition from Rural to the proposed Suburban land use designation. Address how the proposal will provide a transition from the adjacent more intensive office uses to the less intensive and lower density residential uses around the subject site.

Siena Estates will tie in with the other R-18 and R1-18 PRD communities just to the south on Palo Verde and throughout the area providing housing diversity while revitalizing the corner of Cattletrack and Palo Verde with a cohesive landscape buffer to soften the streetscape. The increased density of the area will also support Southern Scottsdale's plan to strengthen the McDonald Activity Area and can be used as a positive factor for new growth for future potential developers in the Opportunity Corridor. The acreage had three homes with driveways on separate streets. These three homes added little sense of community and no continuity between architecture styles or landscaping. Siena Estates is the perfect infill solution to this area as a small, cul-de-sac community that



will feature eco-luxury homes. With the development of Siena Estates, community sidewalks with desert appropriate landscaping will be added bordering the community walls along Cattletrack (providing a buffer and smoother transition between the residential community and the commercial space), Palo Verde and Sundown (providing a more beautiful streetscape for surrounding neighbors and residents of Siena Estates). The sidewalk system will encourage residents to pour out on to Sundown and encourage more community connectedness. Currently, Sundown has a gate separating the commercial from residential space. The Land Developer will work with the City of Scottsdale to abandon Sundown. With the abandonment in place the Developer will softened the north side of the property with desert landscaping and create planned open space providing a more pleasing street appeal for the residents and eliminating the current choppiness of the gated transition.

Land Use Element Goal 4 (Bullets 1, 4 & 5) The proposed development will result in greater affordability and support changes in community dynamics.

Siena Estates will offer eco, semi-custom homes that will offer residents the ability to invest in homes that are built from sustainable housing materials utilizing renewable energy sources and cutting edge smart home technology. Upfront investments in well built, environmentally sound homes lead to long-term affordability for homeowners. Homes built with these high standards do not bleed cities and states of precious resources.

Land Use Element Goal 5 (Bullets 1, 2, 3 & 8) Describe how the proposed development will integrate land use and mobility systems, encourage non-motorized transportation, provide “live, work, and play” options, and locate higher intensity uses near alternative modes of transportation.

The City of Scottsdale currently has a dedicated bike path running north and south on Cattletrack and east and west on Palo Verde. The final development of Siena Estates will offer sidewalks encouraging shared activity space for walking/biking along these same roads. A resident of Siena Estates choosing to live, work and play without an automobile would find the community desirable based on its close proximity to Downtown Scottsdale and the Resort Corridor offering a rare find in Arizona and truly multi-mobility city experience.

Land Use Element Goal 7 The proposed site plan will integrate into the surrounding physical, natural, and built environments.

Siena Estates will offer 7 lots with single story home restrictions ensuring that the new homes blend nicely with the existing homes in Schaffner Estates. The landscaping areas bordering the community will use a mix of desert vegetation that will require low water use and integrate into the existing landscaping of the community. Architectural



elements will pay homage to the older Southwestern style in the surrounding neighborhoods while incorporating a modern twist of simplicity that will reflect current housing trends.

Land Use Element Goal 8 (Bullets 2 & 3) Describe how this development encourages a sense of community among those who work, live, and play within this local neighborhood.

As stated above in response 6. To the General Plan 2001, Siena Estates will add walking paths/sidewalks along the perimeter of the whole community that will tie in nicely with the walk/bike paths already dedicated on Cattletrack and Palo Verde. The community also sits very close to the Arizona Canal Trail that provides a walk/bike path to places of employment, entertainment, restaurants and hospitality services. The cul-de-sac design of Siena Estates reflects similar designs of surrounding neighborhoods and provides the residents with a quieter street and encourages a sense of community. The open space that will be added to the north side of Sundown providing a barrier to the commercial zone will also encourage residents to gather.

B. Guiding Principle: Support Economic Vitality

Economic Vitality Element Goals & Approaches:

- Sustain long-term economic vitality of community through redevelopment and improvement;
- Promote new jobs, retail, and entertainment opportunities in the community;
- Build high quality, eco-friendly single-family housing to revitalize the legacy community with houses over 30 years old;

Siena Estates adds economic growth by adding high-end, eco-luxury housing with higher density bringing the capacity for more residents to the area. Every new home built will be certified by several nationally recognized energy efficient organizations. Every home in Siena Estates will include solar panel systems reducing electric bills and rainwater harvesting systems with smart irrigation systems to reduce household water usage by up to 40%. In short, the 7 new households are expected to add minimal, if not reduce, the resource consumption of the previous 3 homes, while simultaneously boosting tourism, hiking, biking, land values, and the corresponding City tax revenues of all of the above.

C. Guiding Principle: Enhance Neighborhoods

Community Involvement Element Goals & Approaches:

- The Developer has had early and perpetual involvement of neighbors in the community design process;



- The Developer promotes participation through signs, display boards, mailings, email, public meetings, and phone conversations.
- Continued accessibility to the community will be maintained throughout the entire General Plan Amendment and Zoning process as well as considerate building practices put in place during land development and home construction;
- The Developer plans to continue use of community-wide informational mailings, meetings with local leaders, homeowners associations, businesses, places of worship, schools and other neighborhood stakeholders.

Housing Element Goals & Approaches:

- Add eco-luxury housing through design, building products, science, and required home certifications through the Department of Energy (DOE), Energy Star®, and National Green Building Standard (NGBS);
- Encourage energy efficiency through municipality and utility companies as well as local and national green building and sustainable programs;
- Siena Estates reinforces the surrounding good mix and variety of housing densities throughout Scottsdale;

Housing Element Goal 2 (Bullets 1, 2 & 4) Address how this development seeks variety of housing options that blend with the character of the surrounding community. Also, address how the home styles and architecture will support the composition of the surrounding neighborhood.

Siena Estates will meet a niche in the neighborhood that is not currently available providing new, single level, semi-custom homes with basement options. Every home in Siena Estates will be required to meet green building guidelines and obtain certifications from the National Green Building Standard (“NGBS”), an affiliate of the National Association of Homebuilders (“NAHB”) and Energy Star®. Where possible floorplans will include porches and courtyards with folding doors to create indoor/outdoor spaces to enjoy and encourage community gathering. Homes in the community will reflect combinations of transitional, modern and traditional architectural designs with touches of Southwestern elements to blend while revitalizing the neighborhood. (Please refer to Housing Element Goal 2 Exhibit for architectural samples)

Housing Element Goal 4 (Bullets 7 & 8) Describe how the proposed development will encourage a “live, work, and play” environment as a means to reduce traffic congestion, encourage economic expansion, and increase overall quality of life for the city’s residents.

The goal of Siena Estates is to appeal to residents hoping to live near a booming downtown center. Marketing will be aimed at attracting individuals who enjoy walking and biking with a focus on the new community sidewalks and close proximity to existing City walk/bike paths and the Arizona Canal Trail.



Neighborhoods Element Goals & Approaches:

- Revitalize a mature housing area and neighborhood to bring revitalization to the community;
- Use design and architectural tools to create aesthetically appealing neighborhoods and housing that increase the value for all community stakeholders;
- Promote public and private investment in the neighborhood both directly through revitalization and new development and indirectly through new homeowners that will patronize local retail, hospitality, and entertainment;
- Build homes that are environmentally sustainable for a long-time to come creating a more beautiful, comfortable, and healthy Scottsdale;
- Expand the Character Area and Neighborhood Plans program created by the City to recognize, preserve and enhance unique neighborhoods;
- Guide revitalization and development to be certain projects are appropriate and well-integrated with surrounding neighborhoods;
- The successful completion of Siena Estates will encourage more infill development in the community;
- Encourage green build techniques that are environmentally sensitive and friendly in the process of revitalizing and developing this infill project.

Siena Estates will add perimeter desert landscape tracts with winding sidewalks to create an interconnectedness of with both adjacent properties and the city of Scottsdale. The increased neighborhood foot and bike traffic will spill over onto the Arizona Canal Trail inspiring enthusiasts to use the canal and travel less than 1 mile to parks, Fashion Square Mall, Hilton Village, dozens of restaurants and hotels, churches, trollies, buses, and multiple other forms of recreation and enjoyment that do not require Siena Estates residents to use an automobile to enjoy.

Neighborhoods Element Goal 2 (Bullet 1) Proposed redevelopment and revitalization efforts will provide for the long-term stability of Scottsdale's mature residential and commercial neighborhoods. Please consider providing some analysis to the neighborhoods that surround the subject property as to their lot size or residence size as compared to the proposed development.

The southeast corner of McDonald and Scottsdale Roads include homes zoned R-4 through R-43 and is a very diverse neighborhood in terms of lot and home sizes. The other communities in the neighborhood zoned R-18 and R-18 PRD, as demonstrated in the table Neighborhoods Element Goal 2 (Bullet 1), consist of home inventory built in the 1980's. Home building standards and technology has evolved a great deal in the past 30 years. The homes built in Siena Estates will offer the most current green building standards. The quality construction, healthy living and reduced resources used in the homes will be benefit the homeowner and City while continuing to hold their value over



time. Smart home technologies continue to expand and with the basic framework included in each home they will be more easily adapted to future improvements. Siena Estates will offer lots roughly between 13,000 sq ft and 15,500 sq ft much like the lots offered in Woodleaf (located just Southwest of Siena Estates on Palo Verde). Siena Estates will offer floor plans with basement options bringing the average sq footage of the community to 4,000 sq ft - currently under represented housing size in the neighborhood. Siena Estates will continue to mirror the diversity in curb appeal offering 7 different elevations using transitional modernized architectural elements to revitalize the vibe to the neighborhood.

Neighborhoods Element Goal 5 (Bullets 1 & 4) Proposed development will promote and encourage context appropriate development in established areas of the community. As applicable, address how green building and sensitive design techniques will be included in the proposed development.

The plan for Siena Estates is the City's future shining example of Neighborhoods Element Goal 5. Reuse. Reduce. Recycle. These three words will guide all construction and design work at Siena Estates from land development to housing design, construction of homes to final landscaping touches. Priorities will be placed on preserving all reusable materials, recycling whenever possible and focusing on reducing the final home's annual utilities use. To achieve this goal all Siena Estates floorplans will mandate solar passive design. In addition, each will include (or a more efficient/sustainable substitute):

- ◆ Solar System PVT Panels
- ◆ Smart Spray Foam Insulation at the roof and all exterior walls
- ◆ EnergyStar® vinyl windows
- ◆ CR6® LED Downlighting
- ◆ Rainwater Harvesting System
- ◆ Smart Home Technology
- ◆ Central Vacuum
- ◆ Plumbing fixtures with WaterSense® labels
- ◆ Energy Star labeled appliances
- ◆ Programmable thermostat with timer (or smart phone control)
- ◆ EnergyStar® Certified
- ◆ Home Innovations Rated
- ◆ Low Volatile Organic Compound (VOC) products
- ◆ HEPA air filtration with Fresh air intake system
- ◆ Tankless water heater (when applicable)
- ◆ Sustainable, healthy living interior home finishes



- ◆ **Low water use landscaping with turf restrictions**
- ◆ **Smart landscape irrigation control**

D. Guiding Principle: Preserve Meaningful Open Space

Open Space and Recreation Element Goals & Approaches:

- Create passive and active indoor and outdoor homes design and neighborhood to blur the lines between development and nature;
- Encourage use of hiking and biking trails within walking distance of the community;
- Preserve scenic views and major city open spaces while integrating development into city corridor;
- Continue to work with like-minded specialists to design land use plans that consider topography, wildlife, view corridors, and open spaces;
- Advertise live, work and play concepts that promote walk and bike-ability to improve quality air;

All Siena Estates floorplans will mandate passive design and blurring the lines between indoor and outdoor. In addition, a wide landscaped area will be added to the northwest side of the community to help soften the transition between commercial residential zones on Sundown with a planning emphasis on meaningful, usable open space in this tract.

Preservation and Environmental Planning Element Goals & Approaches:

- Use vast array of existing technology in development and homebuilding to reduce carbon footprint and energy use with a goal of over 50% improvement to current use;
- Offer rainwater harvesting and smart home design to contribute to state and local water reserve;
- Be a steward of the green building mega-movement in redevelopment and the community as a whole;
- Reduce waste and recycle through all stages of deconstruction, development and the homebuilding product life cycle;
- Introduce development processes that minimize waste through adaptive re-use of existing products and introduction of new products that are environmentally friendly;
- Preserve indigenous plants and introduce desert-scape landscape that is both beautiful and appropriate to location and community.

A majority of the native resources are in bad shape due to age and lack of care, we expect to relocate existing palm trees and plant over indigenous, adolescent, trees plants on the new



maintained tracts. The existing plants that can be preserved will be labeled “high priority” resources, taped off to not disturb or moved to onsite nurseries to be used in the final landscape plan. All new plant pallet for the homes and common areas will be desert appropriate requiring very little water including turf restrictions.

Preservation and Environmental Planning Element Goal 4 (Bullets 1, 3, 5, 10 & 11)

How the proposed development will reduce energy consumption and promote energy conservation

Residential buildings use the nationally recognized Home Energy Rating System (HERS) Index to measure a home’s energy efficiency. Siena Estates is replacing three (3) homes built in the 1980’s. In general, homes built during the 80’s carry HERS scores of 130-140. By implementing the included features stated under question 12. of the 2001 General Plan response, homes in Siena Estates will surpass the 2015 IECC Code and rating of 55 by receiving average HERS scores between 40-50 as estimated by local professional, Mike Bestenlehner of Best Energy Rating.

E. Guiding Principle: Seek Sustainability

Cost of Development, Growth of Development, Growth Areas, Public Services and Facilities
Elements Goals & Approaches:

- Improve existing infrastructure where applicable to integrate new community with surrounding streets and transportation;
- Provide direction and access to public transit and pedestrian amenities;
- Follow natural path of development in multimodal circulation system;
- Promote access to local parks and recreational opportunities.

The parcel is in close proximity to City sewer, so it is assumed that the Developer will extend the sewer connection to Siena Estates, which will add approximately 32 new fixtures to the system. Due to the sustainable building concept that permeates everything the Developer does, only an 8 ton increase is expected in waste and with a goal to minimize this number further through new compost technologies. The Developer follows a strict process to successfully reduce deconstruction and construction waste by over 50%, as well as reducing energy and water use by over 75%. Furthermore, a person would be hard-pressed to find a better infill location in Scottsdale’s growth area than this location at McDonald Rd. & Miller/Cattletrack. Access and walkability to retail, malls, hospitality, hiking, biking, and recreation is omnipotent.

F. Guiding Principle: Advance Transportation

Community Mobility Element Goals & Approaches:



- Incorporate drainage easements, maintained landscape tracts, and public open space into the design to reduce motor traffic;
- Promote live, work and play attributes of community and proximity to the canal as a preferred means of travel and access;
- Encourage development that supports citywide corridors;
- Provide adequate open space and connectivity to encourage live, work and play between adjacent neighborhoods and Scottsdale amenities as a whole.

In addition to the close proximity to the canal, trolley and bus system, discussed previously in the Narrative, the park and paved bike route system 1 mile away parallel and adjacent to Hayden Rd. offers further connectivity to North Scottsdale, through Old Town, and down to Tempe Town Lake and ASU. Speaking from a person that lives ¼ mile from the site on the same side of the Canal with similar proximity to the Canal, there is very little need for cars in this market

Preservation and Environmental Planning

Community Mobility Goal 8 (Bullets 1 & 2) Describe how the proposed development will encourage a “live, work, and play” environment as a means to reduce traffic congestion, encourage economic expansion, and increase overall quality of life for the city’s residents.

The goal of Siena Estates is to appeal to residents hoping to live near a booming downtown center. Marketing will be aimed at attracting individuals who enjoy walking and biking with a focus on the new community sidewalks and close proximity to existing City walk/bike paths and the Arizona Canal Trail.

IV. Conformance with Southern Scottsdale Character Area Plan

Land Use: The site is located between Scottsdale Rd. (West), Hayden Rd. (East), McDonald Rd. (North) and Chaparral Rd. (South) adjacent to the Canal in a prime area for redevelopment from Rural to Suburban use.

Character & Design: The project respects the current character of the surrounding community, while improving all facets of resident lifestyle. Through adaptive re-use in deconstruction, innovative design, and technology such as solar and rainwater harvesting, the new neighborhood will reduce the current carbon footprint while simultaneously adding residents to Scottsdale.

Character & Design Chapter Goal 1 (Policies 1.1 & 1.2) How the proposed development respects existing neighborhood character and design.

The most critical reason to reinvest and revitalize Schaffner Estates and develop Siena Estates is to bring out-of-date homes to current code standards, reduce drain on utilities and energy while improving and expanding current infrastructure in the area.



Downtown Scottsdale continues to grow and include more modern architectural styles. The homes neighboring Downtown need to model the same architectural aesthetics. Siena Estates will offer a small community within the neighborhood focusing on sustainable building practices. The transitional modern architectural styles will link together the homes of 1980's with today's designs reinforcing the relevance of the neighborhood's vitality.

Character & Design Chapter Goal 4 (Policies 4.1-4.3) and, as applicable, Goal 6 (Policies 6.2-6.4) and speak to site and building design of new development/redevelopment and how it responds to the Sonoran Desert climate. As applicable, elaborate on how the proposed development responds to this desert climate via green design elements.

All homes in Siena Estates will mandate solar passive designs. This will include roof overhangs and inset windows where applicable. Homes will be positioned on lots and roofs, where possible, will be designed to reach maximum solar power energy.

Character & Design Chapter Goal 7 (Policies 7.1-7.3) in regards to how the proposed development responds to the protection of low-scale single-family neighborhoods within Southern Scottsdale by using landscape buffers and traditional building forms.

Siena Estates will bring with it new landscaped sidewalks running along Cattletrack and Palo Verde as well as the perimeter of the community to enhance the feel and connectedness to other communities. Siena Estates will only features single level, single-family homes to blend nicely with the adjacent properties and maintain the current scale of homes at the street level. Community walls along Sundown will be low, where permitted, to sustain a feeling of openness along Sundown.

Economic Vitality: Three 40+ year old homes currently exist on the 3.2 acres of land. Revitalization through smart development will improve the land use and add investment and citizens to a mature area, which is critical to the future viability of Scottsdale.

Neighborhood Revitalization: Repurposing the dilapidated houses and injecting new life and productive housing will revive the neighborhood.

Neighborhood Revitalization Chapter Goal 1 How the proposed development will enhance the current residential neighborhood. The first submittal narrative states that "repurposing the dilapidated houses and injecting new life and productive housing will revive the neighborhood". Please elaborate on this statement and discuss how the changes will enhance rather than detract from the established neighborhood character.

Currently, as you head east on Palo Verde the northwest corner of Cattletrack and Palo Verde stand out as the sidewalks disperse and the lush turf landscaping stops at 75th Place. Siena Estates will fill in a currently missing element on Palo Verde completing the sidewalk and adding in landscaped areas on the north side of the street to give a more complete feeling to the neighborhood. The landscaping plan at Siena Estates will not include much if any turf because it does not fit well within the strict water conservations plans for the development. However, native desert landscaping will meld



with current landscaped areas running along Cattletrack. Siena Estates will provide a bridge between the existing landscaping along both streets that is currently missing. Siena Estates will also offer 7 different home elevation to continue the unique curb appeal in the area while incorporating more modern housing designs.

Neighborhood Revitalization Chapter Goal 2 (Policies 2.1 & 2.2) How the project's proposed pathway promotes multi-modal connections throughout Southern Scottsdale neighborhoods.

In general, the physical location of Siena Estates will draw potential homebuyers that wish to be centrally located to place they "work and play." Siena Estates will incorporate sidewalks around the perimeter of the community, which will be useful for residents as well as neighbors. Marketing materials will highlight the closeness to the City's walking and biking paths as well as the access to the Arizona Canal Trail that crosses right through the heart of Scottsdale. The Land Developer will maximize efforts to attract homeowners that are interested in enjoying alternative forms of transportation.

Neighborhood Revitalization Chapter Goal 3 How the proposed development project will strengthen the current neighborhood identity, unity and health as a part of Southern Scottsdale.

As a first step in the development process of Siena Estates neighbors were consulted for their comments and desires for the development. The comments received were incorporated in the final design. The neighbors of Schaffner Estates did not want to be closed off from the new development. To address that the perimeter walls along Sundown will be low where permitted. Landscaping along Sundown will be strategically planned to provide a view to open space and screen houses. The most northern portion of the property will include a landscaped open area to provide a seamless transition between the commercial and residential spaces and provide a community gathering space. The housing designs themselves will also be geared towards indoor/outdoor living including as many outdoor living spaces as possible in the designs giving the overall feeling of openness to the community.

Community Mobility: The close proximity to the canal, parks, biking and hiking trails lend the community to a sustainable, environmentally, foot-friendly new existence.

Community Mobility Chapter Goal 4 How the project's proposed pathway promotes multi-modal connections throughout Southern Scottsdale neighborhoods.

In general, the physical location of Siena Estates will draw potential homebuyers that wish to be centrally located to place they "work and play." Siena Estates will incorporate sidewalks around the perimeter of the community, which will be useful for



residents as well as neighbors. Marketing materials will highlight the closeness to the City's walking and biking paths as well as the access to the Arizona Canal Trail that crosses right through the heart of Scottsdale. The Land Developer will maximize efforts to attract homeowners that are interested in enjoying alternative forms of transportation.

Public Service Facilities: The project is less than a mile from fire station, bus station, and the local Chaparral park system.

Preservation and Environmental Planning: Adams Craig is committed to the highest level of sustainability in building, from building envelope, to passive design, to lighting solar, and water conservation. We will promote sustainable living in all facets, including transportation. With the recent paving and planting improvements to the Canal path(s), as well as the new Canal bridge system, Siena Estates is the perfect blend into "the new Scottsdale" where we walkways and bikeways will rival, and ultimately minimize, automobile traffic.

V. Planned Residential Development (PRD)

The Developer is seeking a PRD overlay in addition to R1-18 rezoning to allow variances in the front lot widths beyond what is allowed per the ESLO. The front yard width required in the ESLO for R1-18 districts is 120' with a 25% reduction allowance to 90' wide. The lots proposed for Siena Estates range from 61' - 103' with a total of 6 lots falling below the 25% allowance. The lot sizes in Siena Estates range from 13,213 sq ft to 15,894 sq ft with two lots falling just below the 25% allowance of 13,500 sq ft. Obtaining the PRD will allow for better shaped lots that will mirror and blend nicely with the adjacent community, Schaffner Estates. The increased density in the Property is consistent with surrounding R-18 and R-18 PRD communities to the south on Palo Verde.

VI. Conclusion

The Developer, Adams Craig, requests to invest, revitalize and redevelop the southwest corner of Cattletrack and McDonald. Adams Craig will work along side the City and Neighborhood to build a community that meets the needs of an ever-changing area located in Southern Scottsdale. Siena Estates will be a sister cul-de-sac community that will mirror the distinguished cul-de-sac community to the west on Sundown, Schaffner Estates. The likeness in design will blend the two communities together seamlessly. As stated in the Scottsdale General Plan 2001, *Greater diversity in housing and population will likely occur over the next few decades. An increased age differential and wider geographic distribution in the housing stock will result in increased differences in lifestyle and neighborhood character. Ongoing combined efforts by the Scottsdale Area Chamber and the city to attract and support high quality and diverse businesses will enhance the stability and adaptability of the local economy.* (Scottsdale General Plan www.scottsdaleaz.gov) Siena Estates will be a



pedestrian friendly community with dynamic streetscapes featuring transitional modern homes with Southwestern elements. The home designs will foster interior and exterior open spaces to gather as well as the creation of a new open space along the northeast side of Sundown Drive between the commercial and residential zones. Siena Estates will renew the eco-vitality of the area replacing obsolete construction practices of the 1980's with new cutting edge building practices and technologies.



Housing Element Goal 2 Exhibit

MODERN



TRANSITIONAL MODERN



TRADITIONAL





TABLE 1
Neighborhoods Element Goal 2 (Bullet 1)

Siena Estates:

Average Lot Size: 14,352 sq ft

Lot Size Range: 13,213 – 15,894 sq ft

	Approx. SQ FT	Year Built	Approx. Lot Size Range	
CONEJO ESTATES	3749.333333	1982.166667	19,001	25,833
DEL PRADO	3812.454545	1983.909091	19,819	26,233
PRIVADO VILLAGE	2893	1983.457143	11210.22857	13800.2
WOODLEAF	3579.090909	1980.363636	13,336	15,819

R-18 & R-18PRD SOUTHEAST CORNER McDonald/ Scottsdale Roads	3270.028042	1982.849202	13946.71191	17645.65789
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ADAMS CRAIG ACQUISITIONS

REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES

PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250

APN's 173-04-016, 173-04-017, 173-04-018

LEGAL DESCRIPTION:

THAT PART OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 PARCELS 3, 4 AND 5 OF SCHAFFNER ESTATES RECORDED IN MCR BOOK OF MAPS 75, PAGE 25.

DRAINAGE NARRATIVE:

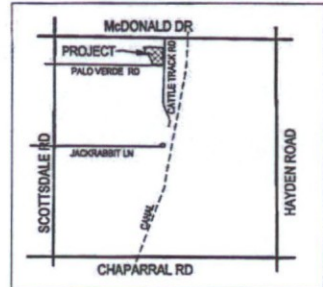
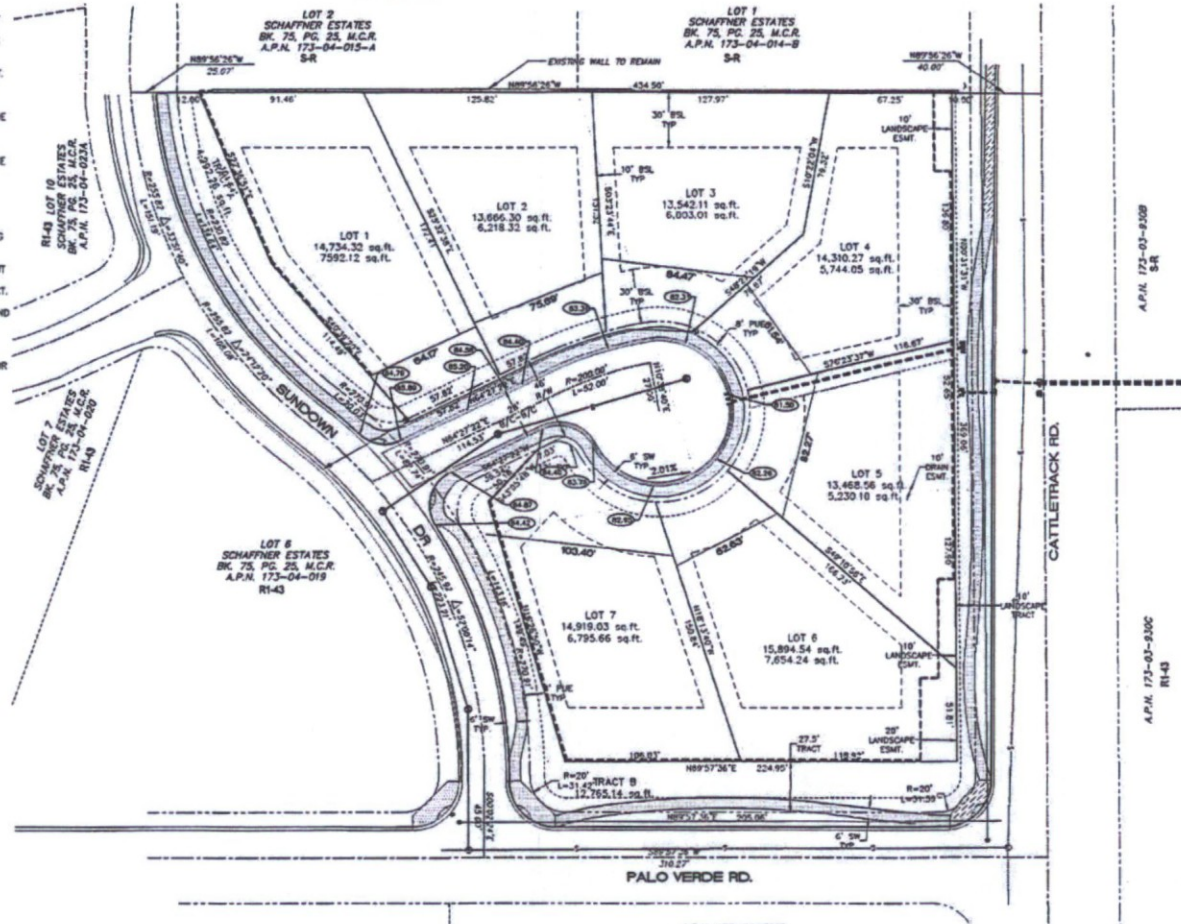
THE EXISTING PARCELS AND HOMES DRAIN GENERALLY TO THE SOUTHEAST. THE LOTS WILL DRAIN TO THE CUL-DE-SAC TO BE COLLECTED AND DIRECTED, BY STORM DRAIN, TO A PROPOSED SHALLOW BASIN WHICH WILL DRAIN INTO EXISTING CATCH BASINS IN CATTLE TRACK THAT DIRECT WATER TO THE EXISTING RETENTION BASIN LOCATED EAST OF CATTLETRACK AND SOUTH OF McDONALD DRIVE. PORTIONS OF LOTS 4-7 WILL DRAIN TO CATTLETRACK AND TO PALO VERDE TO BE RETAINED IN SMALL DETENTION BASINS DESIGNED TO ASSIST IN PROVIDING ADDITIONAL FLOODPROOF GENERATED BY THE DEVELOPMENT.

ENGINEER'S NOTES:

1. THE POWER, GAS AND WATER UTILITIES ARE ALREADY LOCATED IN THE EXISTING STREETS. THE EXISTING DISMETERS AND UTILITIES LOCATED WITHIN THE LOTS WILL BE ABANDONED AND REMOVED. NEW FACILITY LINES WILL BE EXTENDED INTO THE PROPOSED CUL-DE-SAC AND SERVICES PROVIDED TO EACH LOT.
2. THE EXISTING SEPTIC SYSTEMS WILL BE ABANDONED AND REMOVED. THE PROPOSED LOTS WILL BE CONNECTED TO A SEWER LINE THAT WILL BE EXTENDED INTO THE DEVELOPMENT FROM PALO VERDE LANE.
3. THERE ARE NO APPARENT NATURAL WATERCOURSES WITHIN CLOSE PROXIMITY TO THE PROPERTY.
4. THE EXISTING STRUCTURES WILL BE REMOVED AS THE PROPERTY IS DEVELOPED.
5. THE ZONING BOUNDARY IS EXTENDED TO THE CENTERLINES OF CATTLETRACK, PALO VERDE AND SUNDOWN.
6. THE SIDEWALK WILL BE EXTENDED ALONG PALO VERDE.
7. CURB, GUTTER AND SIDEWALK WILL BE ADDED ALONG THE EAST SIDE OF SUNDOWN DRIVE.
8. THE PAVEMENT IN SUNDOWN WILL BE REMOVED BY MILLING AND REPLACED WITH NEW ASPHALT PAVEMENT AND RIBBON CURBS ALONG THE WEST SIDE OF THE STREET DURING THE CONSTRUCTION OF THIS PROJECT.
9. THE EXISTING DRIVEWAY LOCATIONS ALONG CATTLETRACK AND PALO VERDE WILL BE REMOVED AND REPLACED WITH CURB AND GUTTER TO MATCH THE EXISTING.
10. NEW STREET TO BE CONSTRUCTED PER SUBURBAN LOCAL RESIDENTIAL SECTION.
11. EACH LOT WILL BE REQUIRED TO HAVE PARKING FOR AT LEAST FOUR (4) VEHICLES. TWO COVERED (GARAGE) AND TWO ON THE DRIVEWAY.

LEGEND

- TOP OF CURB
- GRADE BREAK
- EXISTING SPOT ELEVATION
- EXISTING CORRIDOR
- BUILDING SETBACK LINE (BSL)
- EXISTING CONCRETE (TO REMAIN)
- PROPOSED CONCRETE
- PROPOSED CONTOUR
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING WALL (TO REMOVE)
- EXISTING WALL (TO REMAIN)
- PROPOSED WALL
- STORM DRAIN



VICINITY MAP

PROJECT DATA

EXISTING ZONING: R1-43
 PROPOSED ZONING: R1-15 PRD
 EXISTING GP: RURAL
 PROPOSED GP: SUBURBAN
 GROSS AREA: 3.90 AC
 DENSITY: 1.84 DU/AC
 EX. PARCEL AREA: 2.89 AC
 PROP. ROW AREA: 0.39 AC
 NET AREA: 2.70 AC
 TRACT AREA: 0.39 AC
 OPEN SPACE: 13,194 SF
 NET OPEN SPACE R: 11.21%

NOTE:
 - GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY).
 - CL. PARCEL AREA IS THE AREA OF LOTS 3-5 OF SCHAFFNER ESTATES.

BUILDER:

ADAMS CRAIG ACQUISITIONS
 7904 E. CHAPARRAL RD.
 SUITE A110-113
 SCOTTSDALE, ARIZONA 85206
 PHONE: (480) 634-5015

ENGINEER:

6K CONSULTING, L.L.C.
 4858 EAST BASELINE ROAD
 SUITE 101
 MESA, ARIZONA 85206
 PHONE: (480) 664-8592
 FAX: (480) 275-5912

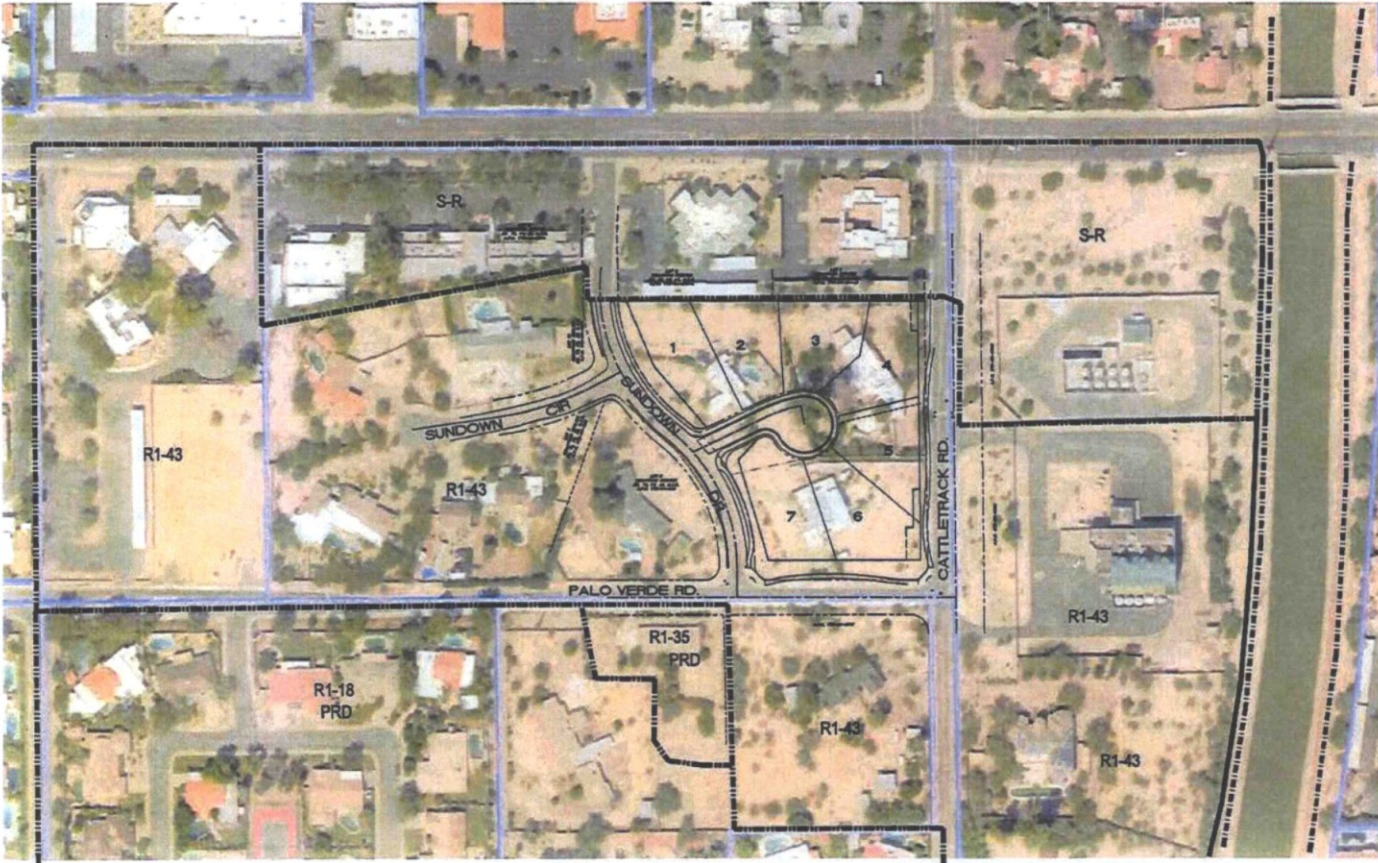


SIENA ESTATES	
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250	
SUBDIVISION PLAN	
PROJ. No.: 3639	6K CONSULTING L.L.C.
DATE: AUG 2017	
SCALE: 1"=30'	
DESIGNED BY: []	DRAWN BY: []
REV: []	APPROVED: CHB
	DRAWING NO. 1 SHT. 1 OF 1

10-ZN-2017
08/23/2017

1-GP-2017
08/23/2017

ADAMS CRAIG ACQUISITIONS
REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250
 APN's 173-04-016, 173-04-017, 173-04-018



VICINITY MAP

ENGINEER'S NOTES:

1. NO SIDEWALKS EXIST ON ANY PART OF PALO VERDE OR SUNDOWN WITHIN THE AREA OF THE PROJECT.
2. SIDEWALKS EXIST ON CATTLETRACK. TRAILS EXIST ALONG THE CANAL AND ARE ACCESSED FROM McDONALD AND THE SOUTH END OF CATTLETRACK.
3. LOTS 1, 2 11, 12 OF THE SCHAFFNER ESTATES SUBDIVISION HAVE BEEN REZONED TO S-R FROM THE ORIGINAL R1-43.
4. AN EMERGENCY ACCESS ONLY GATE EXISTS ACROSS SUNDOWN AT THE BOUNDARY LINE BETWEEN LOTS 1-2 AND 3-4. THIS POINT PROVIDES PEDESTRIAN BUT NOT VEHICULAR ACCESS.
5. THE EXISTING STRUCTURES AND UTILITIES ON LOTS 3-4 HAVE BEEN DECONSTRUCTED AND REMOVED IN ANTICIPATION OF A NEW SUBDIVISION.

LEGEND

- BUILDING SETBACK LINE (BSL)
- EXISTING CONCRETE (TO REMAIN)
- PROPOSED CONCRETE
- PROPOSED LOT LINE
- EXISTING WALL (TO REMAIN)
- PROPOSED WALL
- ZONING BOUNDARY
- PATH/TRAIL
- SUBDIVISION BOUNDARY

BUILDER:

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 7904 E. CHAPARRAL RD.
 SUITE A110-113
 SCOTTSDALE, ARIZONA 85250
 PHONE: (480) 634-5015

ENGINEER:

6K CONSULTING, L.L.C.
 4858 EAST BASELINE ROAD
 SUITE 101
 MESA, ARIZONA 85206
 PHONE: (480) 664-8592
 FAX: (480) 275-5512

PROJECT DATA

EXISTING ZONING: R1-43
 PROPOSED ZONING: R1-18 PRD
 EXISTING GP: RURAL
 PROPOSED GP: SUBURBAN
 GROSS AREA: 3.82 AC
 PARCEL AREA: 2.98 AC

NOTE: GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY)



SIENA ESTATES
 PALO VERDE LANE AND CATTLETRACK ROAD
 SCOTTSDALE, AZ 85250

CONTEXT AERIAL EXHIBIT

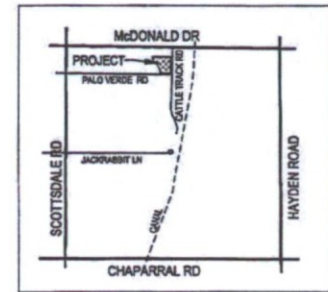
PROJ. No.: 3639
 DATE: AUG 2017
 SCALE: 1"=80'

DESIGNED: BK
 REV: _____
 DRAWN: BK
 APPROVED: CBK
 DRAWING NO. 1
 SHT. 1 OF 1

PROJECT NARRATIVE:

ADAMS CRAIG ACQUISITIONS HAS ASSEMBLED THE THREE PARCELS AND DESIRES TO OBTAIN GENERAL PLAN AMENDMENT AND REZONING TO REMOVE THE THREE LOTS FROM THE CURRENT PLAT AND CREATE A NEW SEVEN LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT ON THE EXISTING 3 ACRES.

**ADAMS CRAIG ACQUISITIONS
REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250
APN's 173-04-016, 173-04-017, 173-04-018**



VICINITY MAP

PROJECT DATA

EXISTING ZONING: R1-43
 PROPOSED ZONING: R1-15 PRO
 EXISTING GP: RURAL
 PROPOSED GP: SUBURBAN
 GROSS AREA: 3.50 AC
 DENSITY: 1.84 DU/AC
 PARCEL AREA: 2.99 AC
 PROP. ROW AREA: 0.31 AC
 NET AREA: 2.68 AC
 TRACT AREA: 0.30 AC
 OPEN SPACE: 13,194 SF
 NET OPEN SPACE %: 11.21%

NOTE:
 -GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY)
 -PARCEL AREA IS THE TOTAL OF LOTS 3-5.

BUILDER:
 ADAMS CRAIG ACQUISITIONS
 7904 E. CHAPARRAL RD.
 SUITE 110-113
 SCOTTSDALE, ARIZONA 85250
 PHONE: (480) 634-5015

ENGINEER:
 GK CONSULTING, L.L.C.
 4856 EAST BASELINE ROAD
 SUITE 101
 MESA, ARIZONA 85206
 PHONE: (480) 864-8592
 FAX: (480) 275-5512



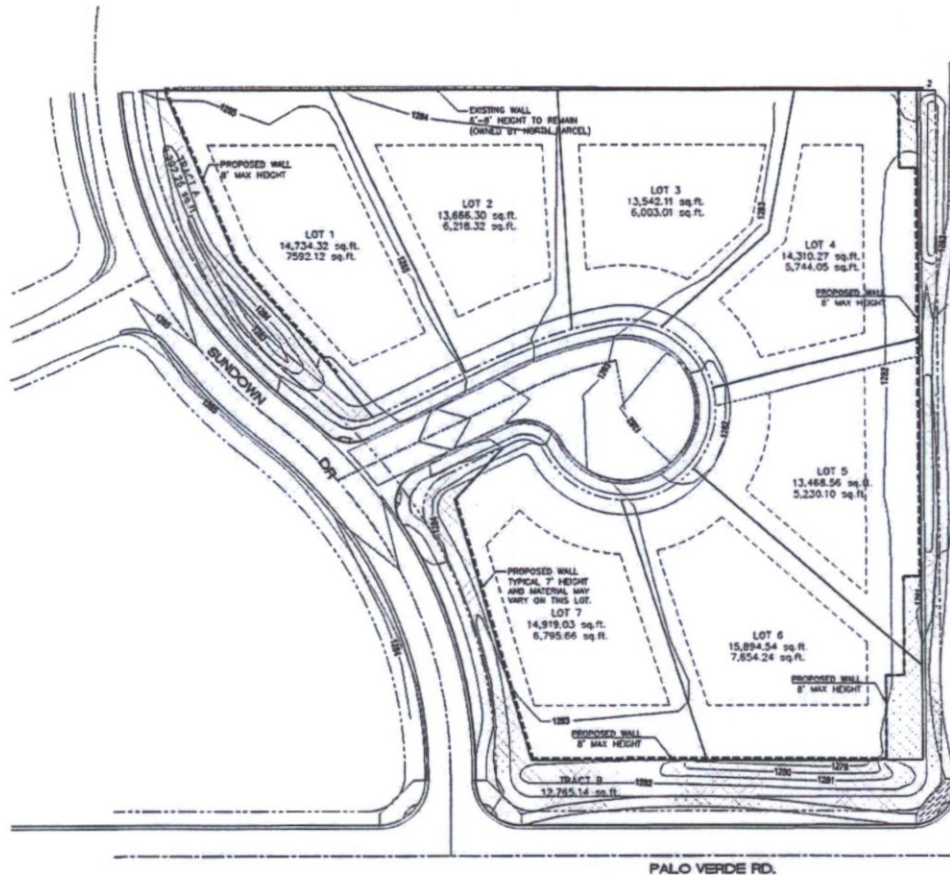
SIENA ESTATES
 PALO VERDE LANE AND CATTLETRACK ROAD
 SCOTTSDALE, AZ 85250

OPEN SPACE PLAN

PROJ. No.: 3639	6 CONSULTING L.L.C.
DATE: AUG 2017	
SCALE: 1"=30'	
DESIGNED: GK	DRAWN: GK
REV.	APPROVED: CHB
	1
	SHT. 1 OF 1

LEGEND

- BUILDING SETBACK LINE (BSL)
- - - - - EXISTING CONCRETE (TO REMAIN)
- ▨ PROPOSED CONCRETE
- PROPOSED LOT LINE
- - - - - EXISTING WALL (TO REMAIN)
- - - - - PROPOSED PERIMETER WALL
- ▨ TRACT (OPEN SPACE) AREA
- ▨ LANDSCAPE EASEMENT



CATTLETRACK RD.

PALO VERDE RD.

10-ZN-2017
08/23/2017
1-GP-2017
08/23/2017

**Attachment 2
Context Aerial
1-GP-2017: Siena Estates**



Q.S.
20-45

Google Earth Pro Imagery

Siena Estates

1-GP-2017



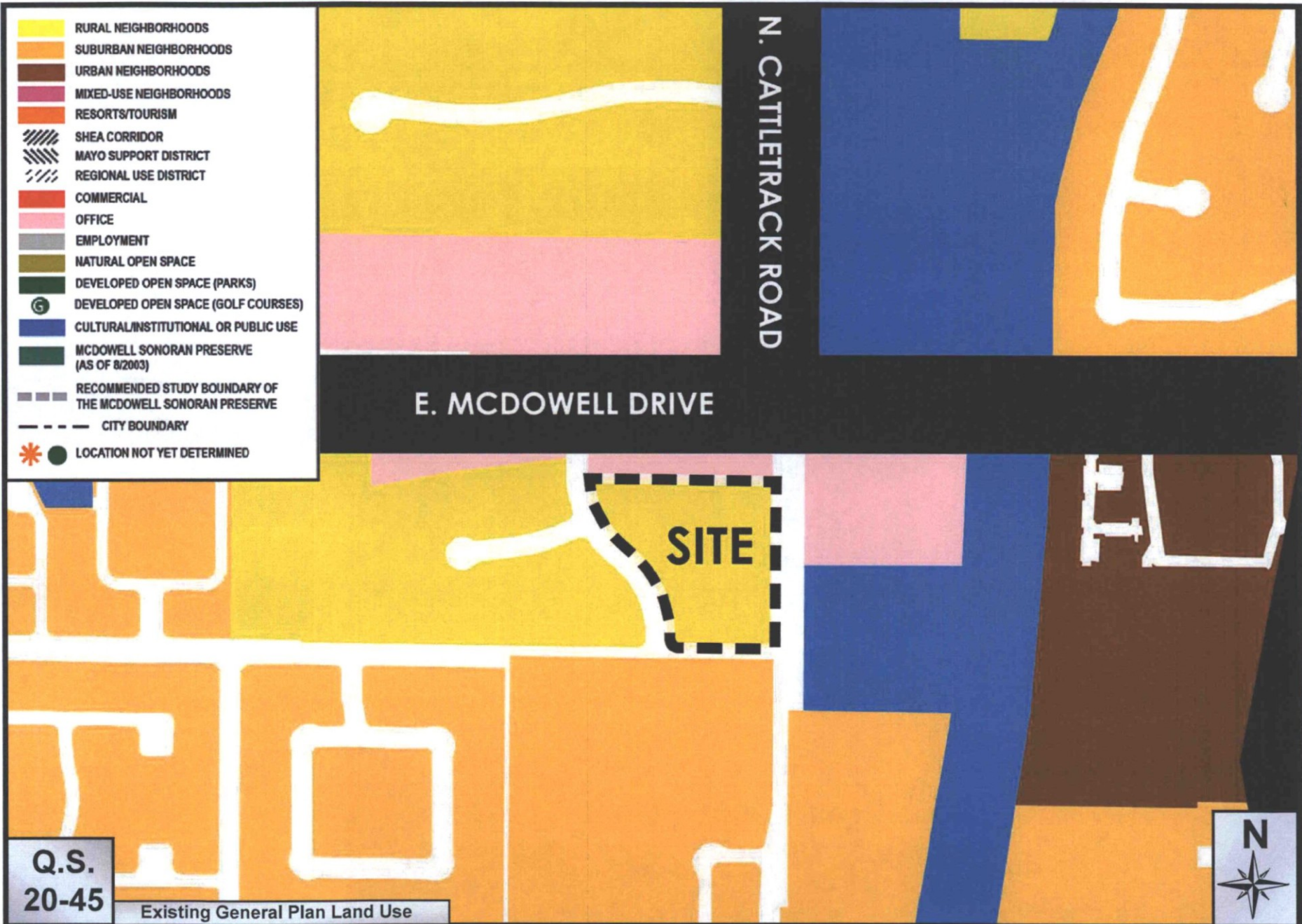
Q.S.
20-45

Google Earth Pro Imagery

Siena Estates

1-GP-2017

Attachment 3
Existing and Proposed 2001 General Plan
Conceptual Land Use Maps
1-GP-2017: Siena Estates



Siena Estates

1-GP-2017



Siena Estates

1-GP-2017

Attachment 4
Applicant Citizen Involvement Report
1-GP-2017: Siena Estates



02/22/2017

Mr. Jesus Murillo
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
(VIA U.S. MAIL)

RE: SIENA ESTATES / PRE-APP # 25-PA-2016

Dear Mr. Murillo:

Per your request, attached please find our application to rezone lots 3, 4 and 5 of current Schaffner Estates shown on the attached Plat Map from R1-43 to R1-18. As you are aware, we had our preliminary meeting for the proposed rezoning on December 15, 2016. The meeting went very well, and Msrs. Benz of lot 7, Pena of lot 9, and Johnson of lot 6 were all in attendance. Response was very positive, and we used the last 60 days to incorporate all their notes into the plan submittal you see today. I also met with the Board of Directors of Privado Village Homeowners Association (notice the 57 homeowners to the south in this master plan) and, likewise, they support our new community.

Mr. & Mrs. Johnson of lot 6 brought up an initial concern of legacy CC&Rs and Association documents from the former Shaffner Estates. I advised them that all private deed restrictions had been terminated under the attached Termination of Declaration in 1990 of over 75% of homeowners, but I opted not to focus on any legal discussion in the meeting in favor of seeing if we could get to an agreement on a layout of our new proposed community (working name "Siena Estates") that him and his wife would approve. I am happy to report that as of our last conversation, he was very much on board with the attached 7 lot plan. He asked if there might be a possibility of rebranding the entire Schaffner Estates community and adding a gate at the entrance of the entire community. As such, I created the attached questionnaire for your review and remain open to this possibility if the City thinks his idea might benefit all stakeholders.

We believe we have a winning plan with overwhelming support from surrounding neighbors and are eager to take the next steps in the rezoning process. Please accept this letter and the attached application documents to begin our formal application. Our Civil Engineer, Carl Bloomfield, with 6K Consulting, is cc'd on this email as well. We would like to request a second meeting with your office the week of February 27th and will bring colored renderings to the meeting. Please feel free to call me at 480.244.2557 with availability and any questions.

Best Regards,

Stephen Adams

cc: Cholla Susini (via email)
Carl Bloomfield (via email)

adams craig

address: 7904 E Chaparral Rd., #A110-113, Scottsdale, AZ 85250 **phone:** 480.634.5015
email: info@adamscraigacq.com **web:** www.adamscraigacq.com **OR visit:** www.Saguaro-Place.com

Javoronok, Sara

From: Cholla Susini <csusini@adamscraigacq.com>
Sent: Tuesday, September 19, 2017 12:41 PM
To: Javoronok, Sara
Subject: First meeting attendance for Siena Estates

Hi Sara,

Here is the attendance from the first meeting with the neighbors

- 1 Mr Benz dbenz602@outlook.com
- 2 Mr Peña henry25_us@yahoo.com
- 3 Mr & Mrs Johnson dorgjohnson@q.com
- 4 Mrs Lopez lopezcy@gmail.com

Cholla Susini
Adams Craig
7904 E Chaparral Rd
#A110-113
Scottsdale, AZ 85250
480 634 5015 (O)
480 223 3746 (C)
www.adamscraigacq.com



Home Innovation
NGBS GREEN PARTNER



Dear Neighbor,

My name is Stephen Adams, and I am a long-time Scottsdale resident and proud owner of Adams Craig Acquisitions. I am a veteran homebuilder in Arizona and Nevada with over 15 years experience. I started Adams Craig in 2010 and began to offer my award winning SUPERIOR ENERGY SYSTEM HOMES! Our homes and communities are always infill properties identified in prime locations. Each property must meet the company's mission to make the world a better place, improve the quality of the future home buyer's life and minimize resource waste.

The purpose of my letter is to introduce you to our newest project, Siena Estates. The projects temporary case file is 391-PA-2016. We have acquired 3.2 acres in the current Schaffner Estates. Our plan is to rezone the property into a 7 lot community that will feature state-of-the-art, semi-custom homes with all of our signature cutting edge, energy efficient technology. We would like to invite you to be a part of the process to make Siena Estates a community we all are proud to create.

Our first public meeting to discuss our plans will be posted at the community site. In the future, you will receive formal invites to planned meetings but please feel free to contact me directly with any questions about our plans. I can be reach by phone at 480-634-5015 or by email at info@adamscraigacq.com. We are working together with the City of Scottsdale to accomplish our goals. The city representative is Brad Carr. He can be reached at 480.312.7713 or by email at bcarr@scottsdaleaz.gov.

Adams Craig continues to push the integration limits between technology and smart building. We hope you will visit our website at www.adamscraigacq.com to learn more about the future of homebuilding!

Sincerely,

Stephen Adams
Adams Craig
7904 E. Chaparral Rd.
#A110-113
Scottsdale, AZ 85250
480.634.5015 (O)
480.244.2557 (C)
www.adamscraigacq.com

1-GP-2017
4/20/17

adams craig

address: 7904 E Chaparral Rd., #A110-113, Scottsdale, AZ 85250 **phone:** 480.634.5015
email: info@adamscraigacq.com **web:** www.adamscraigacq.com OR **visit:** www.Saguaro-Place.com

MURPHY TIMOTHY M	PO BOX 1350	COLLEYVILLE	TX	76034
LAURA K COULTER TRUST	5638 N 75TH PL	SCOTTSDALE	AZ	85250
KANTOR FAMILY TRUST	5644 N 75TH PL	SCOTTSDALE	AZ	85250
DENNISON ROBERT E/PARKER SUSAN D	7904 E CHAPARRAL NO A110 627	SCOTTSDALE	AZ	85250
MURPHY JAMES P/DONNA M	7526 E MONTEBELLO AVE	SCOTTSDALE	AZ	85250
STONE ERIC P	130 S MAIN ST	FOND DU LAC	WI	54936
LIDDY THOMAS P/STACY G	5637 N 75TH PL	SCOTTSDALE	AZ	85250
BUTLER JINX J TR	5631 N 75TH PL	SCOTTSDALE	AZ	85250
PRIVADO VILLAGE HOMEOWNERS ASSOC INC	P O BOX 4484	SCOTTSDALE	AZ	85261
SMALLEY SHARON/ROBERT B	616 SIFTON BLVD SW	CALGARY	AB	T2T 2K7
FURDA LARRY W/MARY R	5950 N 78TH ST UNIT 125	SCOTTSDALE	AZ	85250
FITZSIMMONS THOMAS J/TERESA A/GREGORY T	8518 N TIMBERLANE	SCOTTSDALE	AZ	85258
BRAMER TODD D	5950 N 78TH ST UNIT 127	SCOTTSDALE	AZ	85250
CERRONE MITCHELL	601 W LINDEN PL UNIT 211	EVANSTON	IL	60202
FOCHLER WERNER A/KERBY-FOCHLER MEREDITH A	5950 N 78TH ST UNIT 130	SCOTTSDALE	AZ	85250
DAVIS TIM/KILMARTIN DEBORRAH	2740, R27	PORTLAND	ON	K0G1V0
STERRETT RYAN O	5950 N 78TH ST UNIT 132	SCOTTSDALE	AZ	85250
ZORACK RABIN DECLARATION OF TRUST	5950 N 78TH ST UNIT 133	SCOTTSDALE	AZ	85250
JENNINGS SARAH J	5950 N 78TH ST NO 134	SCOTTSDALE	AZ	85250
NELSON PAUL W/BARBARA J	71 NELSON ST	OAKVILLE		L6L 3H7
PEACOCK LAHKA/DEBRA	207 SPINNING ROCK RD	NOME	AK	99762
MLW INVESTMENT TRUST	5950 N 78TH ST UNIT 137	SCOTTSDALE	AZ	85250
HUMMEL LIONEL D	5950 N 78TH ST UNIT 142	SCOTTSDALE	AZ	85250
SCHULZE HOWARD L/SHARON D	13125 DOUGHERTY RIDGE CT	ST LOUIS	MO	63131
WOODS CLINTON/GILLASPIE CYNTHIA	6216 NW 94TH ST	JOHNSTON	IA	50131
CRAMER GARY A/JENNIFER M	2253 GILMAN DR # 308	SEATTLE	WA	98119
COCHRAN BETH ANN	5950 N 78TH ST UNIT 146	SCOTTSDALE	AZ	85250
KALKMAN DONALD A/ROSEMARY M TR	1510 E ROSE ST	OWATONNA	MN	55060
BENTLER ANTHONY R/EVELYN E	702 E LAUREL DR	MT PLEASANT	IA	52641
DUNWOODY JOAN LOUISE	5950 N 78TH ST UNIT 224	SCOTTSDALE	AZ	85250
HALILCEVIC ALMIR	7575 E INDIAN BEND RD UNIT 206	SCOTTSDALE	AZ	85250
WRIGHT TONI/DALLAS	20100 N 78TH PL UNIT 2013	SCOTTSDALE	AZ	85253
JENVEY ALAN/DONNA	35412 BANBURY RD	LIVONIA	MI	48152
6029779 CANADA INC	1005 KERWIN RD	KANATA	ON	K2K1X7

1-GP-2017
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SPICER SCOTT A/MENG-EE C	5950 N 78TH ST 230	SCOTTSDALE	AZ	85250
STENBACK SCOTT/RORY	5950 N 78TH ST UNIT 231	SCOTTSDALE	AZ	85250
DHP3 LLC	334 E COAST HIGHWAY 162	CORONA DEL MAR	CA	92625
SITEK CHRISTINA L	5950 N 78TH ST UNIT 233	SCOTTSDALE	AZ	85250
ROBERTSON SCOTT R/SUSAN C	7209 E MCDONALD DR 18	SCOTTSDALE	AZ	85250
KAEPLINGER FAMILY TRUST	5950 N 78TH ST UNIT 235	SCOTTSDALE	AZ	85250
MARSHALL ROBERT B	PO BOX 5437	SCOTTSDALE	AZ	85261
6333 N SCOTTSDALE RD NUMBER 1 LLC	5950 N 78TH ST UNIT 237	SCOTTSDALE	AZ	85250
WIENGES MALACHY G/NOREEN F	24 PINON SHADOWS CIR	SEDONA	AZ	86336
JEFFREY D PETERSON LLC	PO BOX 4483	SCOTTSDALE	AZ	85261
VOGEL TARA L	5950 N 78TH ST 244	SCOTTSDALE	AZ	85250
COLLIER TODD ALLAN	5950 N 78TH ST UNIT 245	SCOTTSDALE	AZ	85250
WOOD FAMILY TRUST	307 ESPLANADE	NEWPORT BEACH	CA	92660
MCCULLY BETH-MARIE TR	5950 N 78TH ST UNIT 247	SCOTTSDALE	AZ	85250
MASTROIENI GREGORY K/LEWIS C ARIANNE	7513 E VALLEY VIEW RD	SCOTTSDALE	AZ	85250
CANAL AT CATTLE TRACK LLC	6105 CATTLE TRACK	SCOTTSDALE	AZ	85250
PLATEAU WINDS CORPORATION	7745 E EVANS RD	SCOTTSDALE	AZ	85260
S R P A I & P D	PO BOX 1980	PHOENIX	AZ	85001
GRANT ROGER LEE & STEPHANIE ANNE	6002 N 77TH PL	SCOTTSDALE	AZ	85253
PHOENIX TITLE & TR CO CON	P O BOX 158	SCOTTSDALE	AZ	85251
STUDIO ON CATTLETRACK LTD THE	7550 E MCDONALD DR STE A	SCOTTSDALE	AZ	85250
GRANT HAYZLETT AND ELEANOR HAYZLETT TRUST	7427 E BERRIDGE LN	SCOTTSDALE	AZ	85250
JUPIN HARRY A/SANDRA A TR	7437 E BERRIDGE LN	SCOTTSDALE	AZ	85250
PENKERT MATTHEW T/MELISA L	7501 E BERRIDGE LN	SCOTTSDALE	AZ	85250
ANDRAS JAMES T/CHRISTINE E	7511 E BERRIDGE LN	SCOTTSDALE	AZ	85250
CALLAWAY LARYN E/BLOK CHRISTIAAN J	7523 E BERRIDGE LN	SCOTTSDALE	AZ	85250
ZRAKET GEORGE A & CAROL W	7537 E BERRIDGE LN	SCOTTSDALE	AZ	85253
7522 EAST MCDONALD L L C	7522 E MCDONALD	SCOTTSDALE	AZ	85250
CPJK PROPERTIES L L C	7434 E MCDONALD DR	SCOTTSDALE	AZ	852506018
TRANS CITY LIFE INSURANCE COMPANY	7500 E MCDONALD DR STE 102A	SCOTTSDALE	AZ	85250
TRANS CITY LIFE INSURANCE COMPANY	7500 E MCDONALD DR STE 102A	SCOTTSDALE	AZ	85250
TRANS CITY LIFE INSURANCE COMPANY	7500 E MCDONALD DR STE 102A	SCOTTSDALE	AZ	85250
ANTIPESTO REAL ESTATE HOLDINGS LLC	6006 N KACHINA LN	PARADISE VALLEY	AZ	85233
ADLEMAN BARRIE/BELLARRI TR	9128 N 55TH ST	PARADISE VALLEY	AZ	85253

1-GP-2017
4/20/17

Owner Name	Mailing Address1	Mailing Address City	Mailing Address State	Zip Code
TRUE HOMES LLC	7831 E BUENA TERRA WY	SCOTTSDALE	AZ	85250
MILLER JOHN H/LISA GAMER PAULICK	5715 N CATTLE TRACK RD	SCOTTSDALE	AZ	85250
MILLER JOHN H/LISA GAMER PAULICK	5715 N CATTLE TRACK RD	SCOTTSDALE	AZ	85250
GREEN NEIL L/LAURI A	3240 W WOODMEN RD	COLORADO SPRINGS	CO	80919
CARTER NICHOLAS	156 HOURGLASS DR	VENICE	FL	34293
MOTOROLA SOLUTIONS INC	2900 S DIABLO WY STE 150	TEMPE	AZ	85282
PARADISE VALLEY WATER CO	19820 N 7TH ST STE 201	PHOENIX	AZ	850241694
HAYES MARY/SHAWN	885 OMEONTA DR	S PASADENA	CA	91030
BARTLEY BRANNON	7025 N VIA DE PAESIA	SCOTTSDALE	AZ	85258
KRONENBERG NANCY	7675 E MCDONALD DR 105	SCOTTSDALE	AZ	85250
NOHAVA BARRY L/GREGORY K	7675 E MCDONALD DR UNIT 106	SCOTTSDALE	AZ	85250
CROWLEY ERYNN	3104 E CAMELBACK RD NO 917	PHOENIX	AZ	85016
GIANNINI ROBERT A	7675 E MCDONALD DR UNIT 108	SCOTTSDALE	AZ	85250
LEBEGUE ALEXANDER W	7675 E MCDONALD DR UNIT 109	SCOTTSDALE	AZ	85250
DAVIS NADINE/DOONAN DONALD R/MARIANNE	PO BOX 14112	MESA	AZ	85216
NELSON JACK A TR	PO BOX 1976	FARMINGTON	NM	87499
MOUNT ROBERT C	7752 S HILL DR	LITTLETON	CO	80120
CLOUTHIER CHRISTY A	7675 E MCDONALD DR NO 203	SCOTTSDALE	AZ	85250
HECHT ROBERT ALAN	7805 E JOSHUA TREE LN	SCOTTSDALE	AZ	85250
DECOCKER JULIE	7675 E MCDONALD DR UNIT 20	SCOTTSDALE	AZ	85250
WINTER RICHARD P/PEGGY SEKERA TR	5500 MAIN ST # 210	WILLIAMSVILLE	NY	14221
JOHN G ORLANDO TR/ESPANA A ORLANDO TR	6 MEDFORD LN	EAST NORTHPORT	NY	11731
AMES BRETT	18415 N 45TH ST	PHOENIX	AZ	85032
SCHMALBACH JEFFREY	7675 E MCDONALD DR NO 213	SCOTTSDALE	AZ	85250
KNOX BRAD	8513 E SAN FELIPE DR	SCOTTSDALE	AZ	85258
BEIRSTO JOSEPH M/POSTAL LINDSEY	2701 E CAMELBACK RD UNIT 185	PHOENIX	AZ	85018
LEVIN JESSICA LYNN	7675 E MCDONALD DR NO 216	SCOTTSDALE	AZ	85250
BELL JANE F TR	900 S HANLEY RD APT 1D	SAINT LOUIS	MO	63105
FUENTES JOAQUIN URQUICO III	7675 E MCDONALD DR UNIT 218	SCOTTSDALE	AZ	85250
SIMON MICHAEL W	7675 E MCDONALD DR 219	SCOTTSDALE	AZ	85250
PURVIS MICHAEL J/KAREN L	7675 E MCDONALD DR UNIT 220	SCOTTSDALE	AZ	85250
POULOS ANDREW G/ANGELA	8684 E TUCKEY LN	SCOTTSDALE	AZ	85250
PALO VERDE LANE LLC	800 MARIQUITA AVE	CORRALES	NM	87048

1-GP-2017
4/20/17

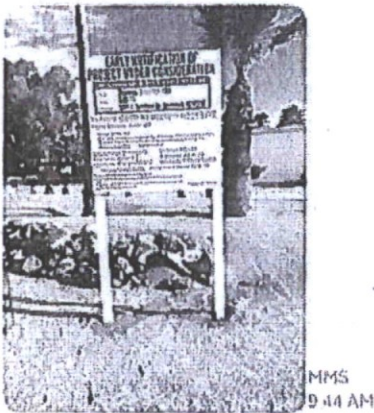
ELLENA GREGORY J/BARBARA J	5703 N PARADISE VIEW ST	SCOTTSDALE	AZ	85250
PALO VERDE LANE LLC	800 MARIQUITA AVE	CORRALES	NM	87048
PALO VERDE LANE LLC	800 MARIQUITA AVE	CORRALES	NM	87048
MCDOWELL RALPH J/COLE LEAH F TR	11311 N OCTOBER RD	PRESCOTT	AZ	86305
ARIZONA CHRISTIAN MISSIONARY SOCIETY	7405 E MCDONALD DR	SCOTTSDALE	AZ	852500000
MILLER MCDONALD LLC/MCDONALD BUILDING LLC	7595 E MCDONALD DR 130	SCOTTSDALE	AZ	85250
7537 E MCDONALD LLC	7537 E MCDONALD DR	SCOTTSDALE	AZ	852506062
ACA FUND I LLC	7904 E CHAPARRAL RD SUITE A110 113	SCOTTSDALE	AZ	85250
ACA FUND I LLC	7904 E CHAPARRAL RD SUITE A110 113	SCOTTSDALE	AZ	85250
LOPEZ CYNTHIA	7345 E JACKRABBIT RD	SCOTTSDALE	AZ	85250
JOHNSON DALE C/GALE L TR	5808 N SUNDOWN DR	SCOTTSDALE	AZ	85250
BENZ DAVID	7517 E SUNDOWN CIRCLE	SCOTTSDALE	AZ	85250
POSEGATE ROBERT/CAROL	1905 WIGGINS AVE	SPRINGFIELD	IL	62704
HENRY PENA LIVING TRUST	7506 SUNDOWN CR	SCOTTSDALE	AZ	85250
DOSHI NIKUNJ/CHANDRA MEGHNA R	7516 E SUNDOWN CIR	SCOTTSDALE	AZ	85250
REDS MOVIOLA I LLC	7511 E MCDONALD DR	SCOTTSDALE	AZ	85250
REDS MOVIOLA I LLC	7511 E MCDONALD DR	SCOTTSDALE	AZ	85250
THOMAS LIVING TRUST	7460 E SALANO DR	SCOTTSDALE	AZ	85250
CHAPPELL SUSAN LEE TR	7470 E SOLANO DR	SCOTTSDALE	AZ	85253
WHALLON JAMIE L/EMILY A	7480 E SOLANO DR	SCOTTSDALE	AZ	85250
WILSON DAVID H/BROOKE M TR	5895 N 75TH ST	SCOTTSDALE	AZ	85250
STARK GREGORY K/PATRICIA G TR	5875 N 75TH ST	SCOTTSDALE	AZ	85250
CLOW MICHAEL L/KIRA D	5855 N 75TH ST	SCOTTSDALE	AZ	85250
MESSENGER MICHAEL R/LINDA L	7495 E MONTEBELLO AVE	SCOTTSDALE	AZ	85250
THOMAS AND CHARLOTTE BAKKER FAMILY TRUST	7430 E SOLANO DR	SCOTTSDALE	AZ	852500000
CHAPPELL RICHARD M III/SHANNON L	7465 E SOLANO DR	SCOTTSDALE	AZ	85250
LABENZ CHARLES F/JOANNE TR	7470 E MONTEBELLO AVE	SCOTTSDALE	AZ	85250
WOODLEAF HOMEOWNERS ASSOCIATION INC	P O BOX 2186	SCOTTSDALE	AZ	85252
WOODLEAF HOMEOWNERS ASSOCIATION INC	P O BOX 2186	SCOTTSDALE	AZ	85252
WOODLEAF HOMEOWNERS ASSOCIATION INC	P O BOX 2186	SCOTTSDALE	AZ	85252
RACK WILLIAM A/EVA MARIE	7624 E SOLANO DR	SCOTTSDALE	AZ	85250
KLINE PETER G/LEE ANNE W	7502 E SAN MIGUEL AVE	SCOTTSDALE	AZ	85250
KATHY PARAS REVOCABLE TRUST	7508 E SAN MIGUEL AVE	SCOTTSDALE	AZ	85250
STEWART CHARLES R/PATRICIA N TR	7514 E SAN MIGUEL	SCOTTSDALE	AZ	85253

1-GP-2017
4/20/17

AFFIDAVIT OF SIGN POSTING

The undersigned representative on behalf of the applicant has complied with the City of Scottsdale notification requirements for the **Early Notification of Project Under Construction Project #:391-PA-2016** located at **5805 E Sundown Rd. Scottsdale AZ 85250** on **12/2/16** at **9:44 am**

← Larry MSI Inst... ▾ CALL MORE
16236286968



Motivational Systems Inc.
Sign Company Name

Jennie Avila *Jennie Avila*
Sign Company Representative



Subscribed and sworn to me on this 2 day of December by 2016

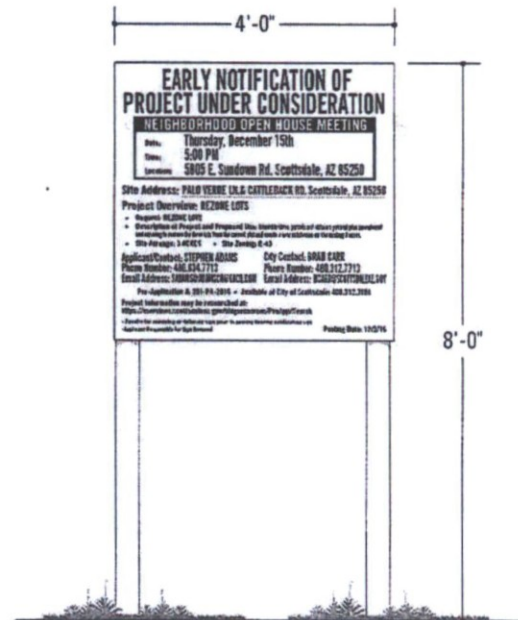
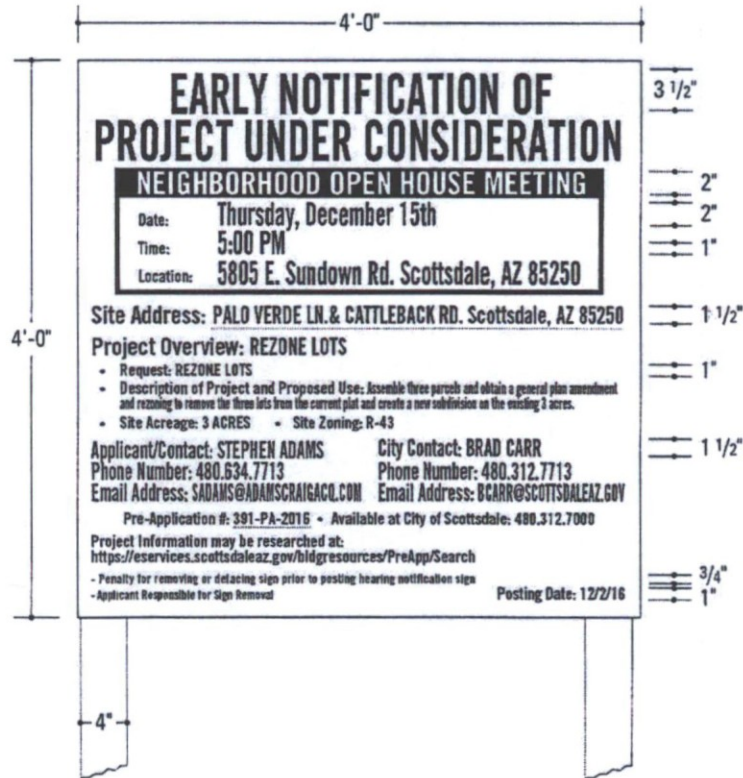
IN WITNESS WHEREOF, I Hereto set my hand and official seal.

[Signature]

Notary Public

My Commission expires: May 10, 2019

1-GP-2017
4/20/17



PROJECT CONSTRUCTION NOTICE

- SUB - 1/2" MDO WOOD SUBSTRATE W/ PHOTOVINYL PRINTED GRAPHICS & UV LAMINATE
- POSTS - 4"X4"X8' WOOD POSTS PAINTED WHITE
- COLORS - WHITE BACKGROUND W/ BLACK COPY/GRAPHICS
- FONT - TRADE GOTHIC BOLD CONDENSED

MSI Motivational Systems Inc

- Fresno (559) 431-2502
- Las Vegas (702) 253-6470
- Livermore (925) 447-1900
- Phoenix (602) 464-8844
- Sacramento (916) 425-0224
- San Diego (619) 474-8244
- Southern Ca. (714) 228-2527

PROJECT
ADAMS CRAIG ACQ. CORP
CLIENT
ADAMS CRAIG ACQUISITIONS

JOB#/PO#
460-43679-0GD
MO#
00198306

AE
JENNIE AVILA
DESIGNER
MALLORY POELTLER

ORIGINAL DATE
12-01-16

REVISIONS
0

SCALE
1" = 1'-0"

MAC FILE NAME [GD-15]
ADAMS CRAIG NOTICE

LOGO IS PROD.-READY

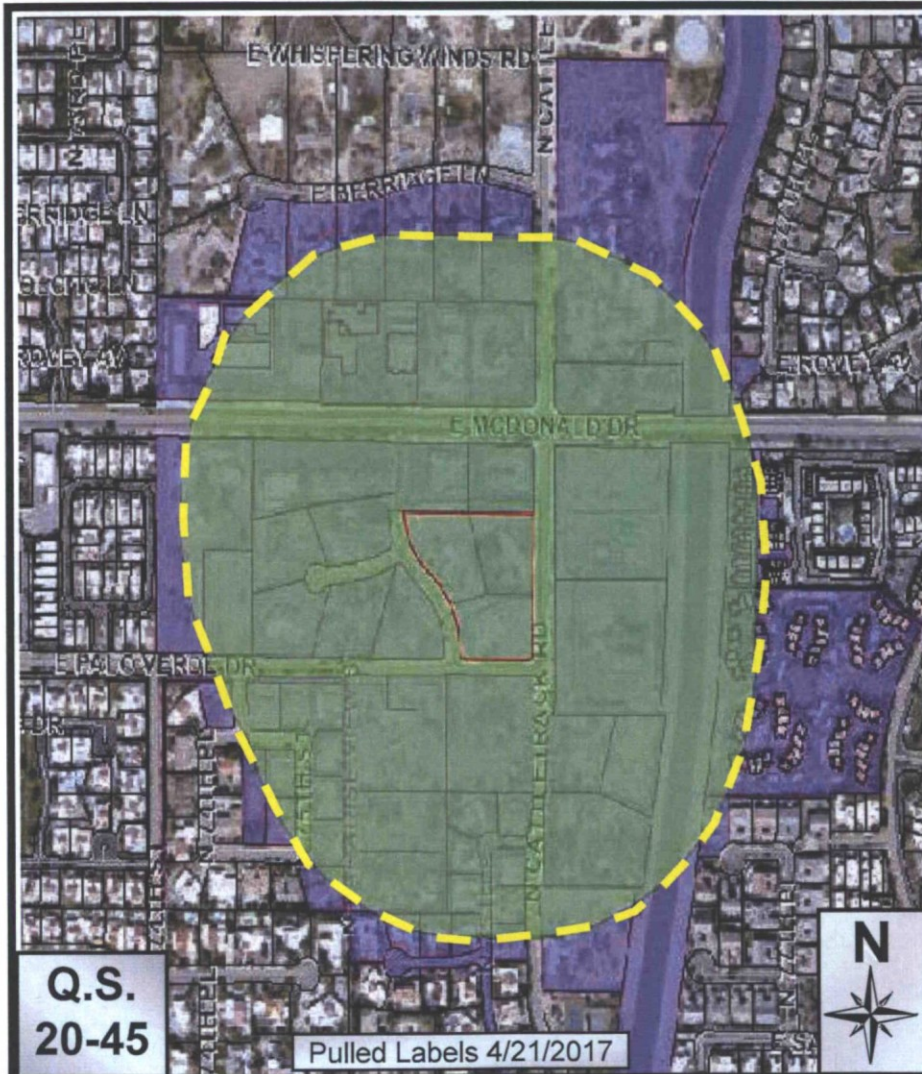
CLIENT APPROVAL
 As is With revision(s)

Signature _____ Date _____
Your signature indicates final approval of this design, releasing MSI from responsibility of incorrect information. This is an original MSI design. All rights to use or reproduce in whole or in part, in any form or to fabricate or produce any likeness thereof shall remain the exclusive right of MSI.
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1-GP-2017
4/20/17

Attachment 5
City Notification Map
1-GP-2017: Siena Estates

City Notifications – Mailing List Selection Map



Map Legend:

-  Site Boundary
-  Properties within 750-feet
- 154 Postcards

Additional Notifications:

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

Siena Estates

1-GP-2017

Attachment 6
Public Correspondence Received
Exhibit A: General Correspondence
1-GP-2017: Siena Estates

Javoronok, Sara

From: jsainz2@cox.net
Sent: Sunday, April 30, 2017 12:47 AM
To: Acevedo, Alex
Subject: City of Scottsdale General Plan 201 : land near Cattletrack / McDonald Dr.



We have received notification of a request by the land owner to change the property designation. We are absolutely apposed to changing the property from Rural to Suburban. Please, please do describe what they mean by Suburban. Let us guess..... multi story, condos..... sound familiar !!! This is what this town is turning into. The city is in someone's back pocket again. We are no longer going for the West most Western Town. Strip away all of what was left of natural desert. -- sent by Raina C. Sainz (case# 1-GP-2017)



Javoronok, Sara

From: Ruenger, Jeffrey
Sent: Wednesday, July 05, 2017 12:59 PM
To: Murillo, Jesus, Steinke, Casey
Subject: FW: 10-ZN-2017

From: Leah Cole [<mailto:winnersagain@gmail.com>]
Sent: Wednesday, July 05, 2017 11:31 AM
To: Projectinput
Subject: 10-ZN-2017

I want you to know that as an adjacent property owner, I will definitely oppose any increase in density!

Leah F. Cole, B.S., D.V.M.
7505 E Palo Verde Dr
Scottsdale, AZ 85250 (since 1968)

Attachment 6
Public Correspondence Received
Exhibit B: Open House
1-GP-2017: Siena Estates



2017 Major General Plan Amendment Open House

September 14, 2017

Cocopah Middle School, 5:00 – 7:00pm

Attachment 7 - Exhibit B 9/14/2017 Open House

Name Chuck Chisholm	Business Name K Hounahan	General Plan Case Solare
Address & Zip 30430 N Tatum Phoenix	Phone	E-mail cchisholm@KHOU.com
Name Stephen Adams	Business Name Adams Craig	General Plan Case 1- GP 2017
Address & Zip 7345 E Teakrabb Rd	Phone 480 244 2557	E-mail sadamsc@adams-craig.com
Name Laurie Coe	Business Name	General Plan Case ALL
Address & Zip 9214 E. Wood Dr #5260	Phone 602-770-6036	E-mail laurie.coe@cox.net
Name Joe Spodafino	Business Name CivTech	General Plan Case PF Changes
Address & Zip 10605 N Hayden Rd #140	Phone 480 659 4250	E-mail jspodafino@civtech.com
Name Barney Gonzalez	Business Name	General Plan Case Cattle track GP
Address & Zip Miluz + Cattle track	Phone	E-mail
Name Michele Hammond	Business Name Berry Riddell	General Plan Case 2- GP 2017
Address & Zip 6750 E. Camelback #100	Phone 602 463 4081	E-mail mh@berryriddell.com
Name Jen Hall	Business Name RLLA	General Plan Case 4- GP - 2017
Address & Zip 7144 E. Stearns Dr.	Phone 480 505 3938	E-mail jhall@rslawgroup.com

Please note that the city of Scottsdale receives requests from citizens to review comment cards and sign-in sheets and the city is obligated to release any information on the cards/sheets that is considered a public record



2017 Major General Plan Amendment Open House

September 14, 2017

Cocopah Middle School, 5:00 – 7:00pm

Attachment 7 - Exhibit B 9/14/2017 Open House

Name SHIRLEY CORDASCO	Business Name	General Plan Case
Address & Zip 7900 E. PRINCESS DR #107A	Phone 480-251-7031	E-mail SEESHIRLEY@PEX.NET
Name	Business Name	General Plan Case
Address & Zip X	Phone	E-mail
Name Sandy Schenk	Business Name	General Plan Case all
Address & Zip 10961 E Gary Rd 85259	Phone 480-268-9200	E-mail sandra@hbc.com
Name Joel Brumman	Business Name Snell-Humr	General Plan Case 3 Q 2017
Address & Zip one on Centaur	Phone 602 382 6927	E-mail Nbrumman@scw.com
Name Laraine Rodgers	Business Name	General Plan Case all
Address & Zip 79700 N 76th #1193	Phone 480 544 8410	E-mail larainey@gmail.com
Name	Business Name	General Plan Case
Address & Zip	Phone	E-mail
Name	Business Name	General Plan Case
Address & Zip	Phone	E-mail

2 of 4

Please note that the city of Scottsdale receives requests from citizens to review comment cards and sign-in sheets and the city is obligated to release any information on the cards/sheets that is considered a public record



2017 Major General Plan Amendment Open House

September 14, 2017

Cocopah Middle School, 5:00 – 7:00pm

Attachment 7 - Exhibit B 9/14/2017 Open House

Name Ross SMITH	Business Name MARLUS & MILLICAP	General Plan Case 4-GP-2017
Address & Zip 9140 E. JEWELL DRIVE SCOTTSDALE, AZ 85260	Phone 602.541.2491	E-mail ross-smith@marluswillicap.com
Name Al Stepan	Business Name LVA	General Plan Case 2-GP-2017, 3-GP-2017
Address & Zip	Phone	E-mail
Name	Business Name	General Plan Case
Address & Zip	Phone	E-mail
Name	Business Name	General Plan Case
Address & Zip	Phone	E-mail
Name	Business Name	General Plan Case
Address & Zip	Phone	E-mail
Name	Business Name	General Plan Case
Address & Zip	Phone	E-mail
Name	Business Name	General Plan Case
Address & Zip	Phone	E-mail

3 of 4

Please note that the city of Scottsdale receives requests from citizens to review comment cards and sign-in sheets and the city is obligated to release any information on the cards/sheets that is considered a public record

JENNY LIN RD.

CIRCLE MOUNTAIN RD.

HONDA BOW RD.

ROCKAWAY HILLS RD.

DESERT HILLS DR.

JOY RANCH RD.

STAGECOACH PASS

CAREFREE HWY.

DOVE VALLEY RD.

LONE MOUNTAIN RD.

DIXILETA DR.

DYNAMITE BLVD.

JOMAX RD.

HAPPY VALLEY RD.

PINNACLE PEAK RD.

DEER VALLEY RD.

LOOP 101

UNION HILLS DR.

BELL RD./FRANK LLOYD WRIGHT BLVD.

GREENWAY PKWY.

THUNDERBIRD RD.

CACTUS RD.

SHEA BLVD.

DOUBLETREE RANCH RD.

McCORMICK PKWY.

INDIAN BEND RD.

LINCOLN DR.

McDONALD DR.

CHAPARRAL RD./CAMELBACK RD.

CAMELBACK RD.

INDIAN SCHOOL RD.

THOMAS RD.

McDOWELL RD.

LOOP 202

McKELLIPS RD.

BARTLETT DAM RD.

RIO VERDE DR.

CAVE CREEK RD.

TATUM BLVD.

PAUSADES BLVD.

BEELINE HWY. (87)

196th ST.

104th ST.

112th ST.

120th ST.

128th ST.

136th ST.

142th ST.

GALVIN PKWY.

SCOTTSDALE RD.

HAYDEN RD.

PIMA RD.

LOOP 101

September 14, 2017 Open House

- Open House Participant*
- ★ Cocopah Middle School (Site of Open House)
- Streets
- Scottsdale McDowell Sonoran Preserve



*Not all individuals participated in the 'pin map' exercise.

PLANNING COMMISSION REPORT



Meeting Date October 25, 2017
General Plan Element *Land Use*
General Plan Goal *Create a sense of community through land uses*

ACTION

Siena Estates
1-GP-2017 & 10-ZN-2017

Request to consider the following:

- 1 A recommendation to City Council regarding a request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Suburban Neighborhoods on a +/- 3.8 acre site located at 5814 N N Cattletrack Road, and at 5811 and 5805 N Sundown Drive
- 2 A recommendation to City Council regarding a request by owner for a zoning map amendment on a +/- 3.8-acre site from the Single-family Residential District (R1-43), to the Single-family Residential District, Planned Residential District (R1-18/PRD), with a Development Plan and amended development standards, for a 7-lot subdivision, on a site located at 5814 N N Cattletrack Road, and at 5811 and 5805 N Sundown Drive

Goal/Purpose of Request

The request will allow the owner to create a 7-lot subdivision community, with amended development standard to reduce the net lot area, minimum lot width, and required setbacks

Key Items for Consideration

- Major General Plan amendment required due to change in land use classification
- Planned Residential Development District (PRD) Findings and Criteria
- Request for amended development standards
- Three existing single-family properties located on subject property to be removed and replaced with a 7-lot gated subdivision
- Public comment concerns with four-sided architecture and increases in density
- N Cattletrack Road improvements to compliment project further south on N Cattletrack Road

OWNER

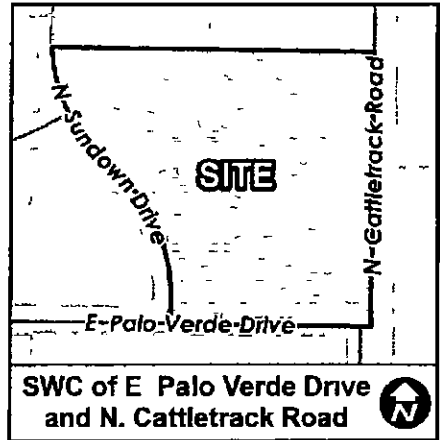
ACA Fund
Stephen Adams
480-244-2557

APPLICANT CONTACT

Stephen Adams
Adams Craig Acq
480-244-2557

LOCATION

5814 N N Cattletrack Road and at 5811 and 5805 N Sundown Drive



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category includes relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land.

Character Area Plan

The General Plan establishes Character Area Planning as a means to ensure quality of development and consistency of character within the context of community-wide goals. The subject site is located within the Southern Scottsdale Character Area Plan, a policy document that offers guidance to the community regarding future growth and development decisions within this area of the City.

Zoning

The site is zoned Single-family Residential District (R1-43). The R1-43 zoning districts allows for single-family residential uses.

The subject site contains three lots, of a twelve-lot subdivision, Schaffner Estates. The subject parcels were created through the Schaffner Estates plat in 1956. This subdivision plat was later annexed into the City in June of 1961, through Ordinance Number 121. Case history suggests that the site, and the associated annexed areas, were assigned the city's R1-43, one-acre-lot, zoning designation, which was the equivalent to the existing County assigned zoning.

In February of 1998, the City Council approved a General Plan amendment (30-GP-1997), and a zoning map amendment (45-ZN-1997), which rezoned the northern three lots of Schaffner Estates, from the single-family residential district (R1-43) to the Service Residential District (S-R). The purpose of the S-R district is intended to provide residential scale and character offices, as well as medium density residential and opportunities for educational and religious practices.

Context

The subject property is generally located at the northwest corner of E Palo Verde Drive and N Cattletrack Road (N Miller Road) Please refer to context graphics attached The Central Arizona Project (CAP) canal is located to the east of the subject site

Please refer to context graphics attached

Adjacent General Plan Land Uses

- North Office (General Office)
- East Office and Cultural, Institutional or Public Use (City operated water treatment facility)
- South Suburban Neighborhoods (Single-family residential)
- West Rural Neighborhoods (Single-family residential)

Adjacent Uses and Zoning

- North Service Residential District, zoned S-R, Office Uses (Schaffner Estates)
- South Single-family Residential District, zoned R1-43, Single-family Homes
- East Single-family Residential District, zoned R1-43, Paradise Valley Water Company
- West Single-family Residential District, zoned R1-43, Schaffner Estates

Other Related Policies, References.

43-ZN-1965, 30-GP-1997, 45-ZN-1997, 9-AB-1998, and 1-GP-2017

Scottsdale General Plan 2001, as amended

Zoning Ordinance

2010 Southern Scottsdale Character Area Plan

2013 Citywide Land Use Assumptions Report

2008 Transportation Master Plan

Design Standards and Policies Manual

APPLICANTS PROPOSAL

Development Information

The development proposal includes a major General Plan Amendment (1-GP-2017) from Rural Neighborhoods to Suburban Neighborhoods The zoning map amendment request includes rezoning the subject property from the Single-family Residential District (R1-43), to the Single-family Residential District, Planned Residential District (R1-18/PRD) The request, if approved, would increase the density from 1.1 dwelling-units per acre, to a density of 1.84 dwelling-units per acre The request will allow the owner to create a seven (7) lot subdivision, on the three (3) existing lots The proposed site plan requires the request to include amending the development standards for net lot area, minimum lot width, and required setbacks

Development Information

- Existing Use Single-family/ Service Residential Subdivision – Schaffner Estates (3 of 12 parcels)
- Proposed Use Single-family Subdivision (7 parcels)
- Parcel Size 3.8 acres (gross)
- Building Height Allowed 30 feet
- Building Height Proposed 30 feet (single-story)
- Open Space Required Not Applicable
- Open Space Provided 13,194 square-feet
- Density Allowed (existing) 0.85 dwelling-units per acre (R1-43 – 3 lots)
- Density Allowed (proposed) 1.90 dwelling-units per acre (R1-18/PRD – 7 lots)

MAJOR GENERAL PLAN AMENDEMENT IMPACT ANALYSIS

Major Amendment Request

The applicant’s request is recognized as a major General Plan amendment based upon criteria outlined in the City of Scottsdale General Plan 2001, specifically Change in Land Use (Criteria #1). Criteria #1 requires that any change in the designated General Plan land use from one type to another requires an amendment (major or non-major) to the General Plan. A change from Rural Neighborhoods to Suburban Neighborhoods is a major General Plan amendment.

The General Plan Land Use Element describes the Suburban Neighborhoods land use designation as *medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes, such as patio homes. It can be incorporated into neighborhoods near the Downtown area and in or adjacent to other non-residential activity centers. These uses may be used as transition between less intense residential areas and non-residential areas, such as offices or retail centers. The terrain should be relatively flat, or gently sloping, to accommodate this density. Preservation of environmental features (particularly in desert settings near the mountains) is a key consideration and in the past has often been accommodated through master-planned communities or clustering.*

The request conforms to the General Plan description of Suburban Neighborhoods in terms of the site characteristics and the land use density. The applicant is proposing a seven lot subdivision to replace three lots within the existing Schaffner Estates subdivision. In the late 1990s, four lots of Schaffner Estates were redeveloped to offices. The proposed seven lot subdivision is moderately more dense (1.8 +/- du/ac) than the existing remainder of Schaffner Estates (1.2 +/- du/ac) and the density is comparable to other nearby subdivisions in the area that have a Suburban Neighborhoods land use designation including Privado Village (2.35 +/- du/ac) and Woodleaf (2 +/- du/ac). Additionally, the recently approved Cattletrack Village has four lots on 2.1 acres (1.9 +/- du/ac).

Policy Implications

The Scottsdale General Plan 2001 includes Six Guiding Principles, which were established through CityShape 2020. Several of these principles are applicable to the proposed project, particularly Enhance Neighborhoods, Advance Transportation, and Seek Sustainability. “Enhance Neighborhoods” applies to many aspects of the Character & Design and Land Use Elements. The proposed project will enhance the area’s character through complimentary architecture and enhanced landscaping. Landscape tracts on the west, south, and east will provide a buffer to adjacent properties and Cattletrack Road (Character & Design Goals 1 and 6, Land Use Goals 3 and 7). Although limited, project elements will “Advance Transportation” in Scottsdale. The project proposes a curb separated sidewalk along its perimeter that will provide an improved pedestrian experience. Additionally, the proposed project is in close proximity to the Arizona Canal, which provides pedestrian and cyclist access to Downtown Scottsdale and regionally (Land Use Goal 5, Community Mobility Goal 8, Housing Goal 4). In terms of “Seek Sustainability”, the homes in the proposed project will have energy efficient features, passive solar design, low water landscaping, and will meet the National Green Building Standard (Preservation and Environmental Planning Goal 4, Neighborhoods Goal 5).

Southern Scottsdale Character Area Plan

The subject site is located within the Southern Scottsdale Character Area Plan, which was adopted in October 2010. Community priorities identified during the planning process included a focus on local mobility and walkability, maintaining and enhancing existing neighborhoods and identity, and promoting well-designed architecture and sustainability. The proposed project will promote multimodal connections with a curb tight sidewalk within the development and a buffered sidewalk along its perimeter. These will make it easier for residents to access the Arizona Canal for recreation purposes or to reach Downtown Scottsdale and other regional destinations (Neighborhood Revitalization Goal 2, Community Mobility Goal 4). The existing neighborhood identity will be enhanced and strengthened with the new sidewalks and landscaping tracts (Character & Design Goal 7). Additionally, the applicant discussed the proposed concept with the neighbors and incorporated their recommendations on lot orientation and four-sided architecture (Neighborhood Revitalization Goal 3). The proposed project anticipates having well-designed architecture with a number of sustainable elements including passive solar design and desert landscaping (Character & Design Goal 4 and Neighborhood Revitalization Goal 1).

2013 Citywide Land Use Assumptions Report

In 2013, the City of Scottsdale completed, and City Council adopted, a Land Use Assumptions Report that illustrates “projections of changes in land uses, densities, intensities and population over a period of at least ten years and pursuant to the General Plan of the municipality”. The study examined Scottsdale in three general geographic areas—south, central and north. The South Sub-Area includes all lands within the boundaries of the City of Scottsdale south of Indian Bend Road.

According to the study, the South Sub-Area is projected to absorb approximately 166 acres of residential land area by 2030, with small amounts of it suburban residential development (7.27 acres, or 4%) and rural residential development (22.22 or 11%). Since the adoption of the LUA in December 2013, there have not been additional Suburban Neighborhoods entitlements. Thus, the 3.8 +/- acre change from Rural Neighborhoods to Suburban Neighborhoods that is proposed with this development is in keeping with the projected increase of this residential development-type.

anticipated in this area of the community

The full Development Forecast text can be found at

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

Land Use Impact Model

In May 2016, Long Range Planning Services contracted with Applied Economics to produce a land use impact model to estimate the socioeconomic, development, and fiscal impacts associated with a change from one General Plan land use designation to another over a 20-year time period (in this instance, 2017-2036). From a fiscal standpoint, the model assesses both revenues generated from development (initial construction expenditures, yearly sales tax generation, etc.) as well as City expenditures (public safety, infrastructure maintenance, etc.), as a means to estimate how much value a project adds (or does not add) over time – or Net Present Value (NPV).

In this instance, the model provided a general assessment of the subject site comparing the existing and proposed land uses. In the model, the existing land use aligns with the “Rural Residential” use and the proposed land use aligns with “Suburban Residential”. The model shows a negative NPV of \$56,868 for the proposed Suburban Residential over 20 years, and a negative NPV of \$13,835 over the same time period for the existing Rural Residential. The final negative NPV of the proposed change in uses is \$43,033, which can be attributed to the model calculation that 15 individuals will occupy the development, an increase from the current seven, thus increasing the cost to provide services to the area.

Because the existing and proposed General Plan land use designations accommodate more than one zoning district and thus allow for a considerable range of density and intensity, the potential impacts represented above are at best an estimate and should not be considered conclusive.

The full results of the Land Use Impact Model assessment are located in the case file.

ZONING MAP AMENDMENT IMPACT ANALYSIS

Land Use

The subject site currently consists of three single-family lots. The 3.8+/- acre property had been developed in a similar character to the five parcels located to the west, and the three parcels located further to the southeast. These eight parcels are surrounded by half-acre and three-quarter-acre parcels. A similar zoning map amendment proposal was approved, for a property located to the southeast, approximately six months ago (19-ZN-2016). The applicant’s request is to amend the zoning map to allow for a density similar to the majority of the surrounding properties (further to the south and southwest).

The applicant’s request includes a PRD zoning designation, in addition to R1-18 zoning district request, to allow for amendments to the development standards. The request seeks to amend the net lot area and minimum lot width and setbacks. The amended development standards will allow the applicant to increase the number of lots from three (3) to seven (7). The applicant states in their narrative that the increased density in the Property is consistent with the surrounding, R1-18 and R1-18 PRD, communities located to the south. The proposed site plan lays out the seven (7) lots around the proposed street/cul-de-sac. All seven lots will be provided access from this planned street. The new street will be public and will be improved to provide the required suburban – local residential street standards.

The request for amended development standards includes the minimum lot size. The R1-18 zoning district requires a minimum lot size of 18,000 square feet. The Siena Estates proposal provides lot sizes ranging from 13,213 square-feet to 15,894 square-feet. The applicant states that the PRD designation will allow for better shaped lots that will mirror and blend nicely with the adjacent community, Schaffner Estates. The applicant has stated in their response letter that the project has received support from the majority of the Schaffner Estates residents. The request for amended development standards also includes the required minimum lot width. The required minimum lot width, in the R1-18 zoning district, is 120 feet. The lots proposed within the Siena Estates range from 61 feet to 103 feet. The applicant also request amendment to the front yard setback.

PRD Design Criteria

The planned residential development shall observe the following design criteria

- 1 The overall plan shall be comprehensive, embracing the land, buildings, landscape and their interrelationships and shall conform in all respects to all adopted plans of all governmental agencies for the area in which the proposed development is located.**
 - The Siena Estates project is in conjunction with a major General Plan amendment to change the land use designation from Rural Residential Neighborhoods to Suburban Neighborhoods
- 2 The plan shall provide open space, circulation, off-street parking, and pertinent amenities. Buildings, structures and facilities in the parcel shall be well integrated, oriented and related to the topographic and natural landscape features of the site.**
 - The proposed project will provide vehicular and pedestrian circulation by constructing more sidewalks with ADA access ramps and improving the full width of Sundown Drive to include concrete curbs on both sides of the street. The proposed development will add desert landscape easement areas along Cattletrack, Palo Verde and Sundown as well as including thoughtfully laid out open space tracts. These designed areas will serve as water retention basins. The new sidewalks and outdoor space in the development will serve to encourage pedestrian use by casting shade on the planned sidewalks around the development as well softening the hardscape of the roads and homes
- 3 The proposed development shall be compatible with existing and planned land use, and with circulation patterns on adjoining properties. It shall not constitute a disruptive element to the neighborhood and community**
 - The request is to amend the zoning map to allow for a density similar to the majority of the surrounding developments. The subject site is predominantly surrounded by half-acre and three-quarter-acre parcels
- 4 The internal street system shall not be a dominant feature in the overall design, rather it should be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities.**
 - The street system has been kept to a minimum by creating a cul-de-sac for the new development as the only additional street. This was required to provide the required front access for the lots and to create a sense of community where

neighbors are encouraged to know one another and communicate. The cul-de-sac design was a priority when planning Siena Estates to create the sense of community and one common entry and identity to the development.

5. Common areas and recreation areas shall be so located so as to be readily accessible to the occupants of the dwelling units and shall be well related to any common open spaces provided

- The proposed site plan identifies an open area tract, located along the eastern, southern, and western boundaries of the project
- The large open space at the south side of the project will serve to welcome the residents as they arrive at Sundown Drive
- Siena Estates will add perimeter desert landscape tracts with winding sidewalks to create an interconnectedness of with both adjacent properties and the city of Scottsdale

6. Architectural harmony within the development and within the neighborhood and community shall be obtained so far as practicable

- The land developer will create a set of architectural design guidelines for Siena Estates. An important element will be a single-story home restriction with basement options to increase home square footage on each home site

Amended Property Development Standards

The application shall be accompanied by written terminology and graphic material, and will illustrate the conditions that the modified standards will produce, so as to enable the Planning Commission and City Council to make a determination that the modification will produce a living environment, landscape quality and lifestyle superior to that produced by the existing standards.

- The introduction of a new subdivision with similar characteristics and density to the surrounding neighborhood, as well as the introduction of landscape tracts along the street frontages, should enhance the living environment and lifestyle for the future residents and the surrounding neighborhood
- The proposed site plan identifies providing an open area buffer surrounding the development

Traffic/Trails

The increase in density will not create a significant increase in traffic.

The proposed site plan lays out these seven (7) proposed lots around the proposed street/cul-de-sac. All seven lots will be provided access from this planned street. The new street will be public and will be improved to provide the required suburban – local residential street standards. The owner has also agreed to provide half-street improvements along N Sundown Drive, provide a six-foot sidewalk along E Palo Verde Road, remove the existing driveways located along N Cattletrack Drive, and replace the driveways with curb, gutter, and a six-foot sidewalk (See Attachment #10)

Water/Sewer

The proposed zoning map amendment will not affect the existing improvement requirements for the area. The stipulated sewer-line extensions along N Cattle Track Road, and into the proposed cul-de-sac, will be public mains designed to the criteria in Chapter 7 of the City's Design Standards and Policies Manual. The applicant has agreed to coordinate with Edmond Power Corporation (EPCOR) for water service.

Public Safety

Design of the internal streets will conform to the local residential street designation in the Design and Standards Policies Manual.

School District Comments/Review

The applicant sent a letter of notification to the Scottsdale School District and neither the applicant, nor staff, has received any comments or inquiries from the District.

Open Space

The proposal identifies 0.30 acres (13,194 square feet) of open space, of which the majority is being located within private tracts, surrounding the development. The open space plan displays two 10-foot minimum tracts, located on the east, south, and west sides of the site. The tracts will include open space and sidewalk areas (See Attachment 11). The tract increases in width, through tract and landscape easement areas, which will allow the proposed sidewalk to be separated from the curb (See Attachment #11).

Community Involvement

The applicant conducted an open house on Thursday, December 15, 2016 at 5 p.m. at 5805 E Sundown Road. Per the applicant, five people attended the open house to find out more about the proposal (Attachment #14).

A city-sponsored Open House was held on September 14, 2017 at Cocopah Middle School from 5 to 7 p.m. Five people attended the open house, most with general questions and interest in the proposals. One person attended to specifically find out more about this proposal. None of the attendees submitted written comments.

Staff has received correspondence from residents concerning the proposed density, concerns over traffic, the possible depreciation of surrounding housing values, and four-sided architecture (See Attachment #14, Exhibit A).

The subject case was presented at the Remote Planning Commission "Non-Action" hearing on October 4, 2017. There was one resident that came to the hearing and expressed concern. Please reference Attachment #14, Exhibit C, for minutes to this Planning Commission hearing.

Community Impact (Zoning)

The request, if approved, will subdivide the three subject lots into seven lots. The increase in density will not create a significant increase in traffic.

The applicant has agreed to limit the structures to a single-story design, with landscape tracts provided along the surrounding streets.

OTHER BOARDS & COMMISSIONS

Planning Commission

The Planning Commission heard this case at the Remote "Non-Action" hearing on October 5, 2017. The hearing took place at Cocopah Elementary School. The Planning Commission heard presentations from staff and the applicant. One resident spoke in opposition to the proposal and expressed concern with increased density in the neighborhood. No action was taken by the Planning Commission.

STAFF RECOMMENDATION

Recommended Approach

- 1 Staff recommends the Planning Commission recommend City Council approve a major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Suburban Neighborhoods on a +/- 3.8-acre site located at 5814 N N Cattletrack Road, and at 5811 and 5805 N Sundown Drive, and
- 2 Staff recommends that the Planning Commission find that the Zoning District and PRD, criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval of the zoning district map amendment, per the attached stipulations.

RESPONSIBLE DEPARTMENTS

Planning and Development Services

Current Planning Services

Long Range Planning Services

STAFF CONTACTS

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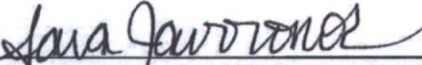
APPROVED BY



Jesus Murillo, Report Co-Author

10-18-17

Date



Sara Javoronok, AICP, Report Co-Author

10/19/17

Date



Erin Perreault, AICP, Long Range Planning Manager
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10/19/2017

Date



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

10/19/2017

Date



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

10/19/17

Date

ATTACHMENTS

- 1 Context Aerial
- 1A Aerial Close-Up
- 2 Stipulations
 - Exhibit A to Attachment 2 Development Plan
- 3 Additional Information
- 4 Applicant Narrative
- 5 Existing 2001 General Plan Conceptual Land Use Map
- 6 Proposed 2001 General Plan Conceptual Land Use Map
- 7 Existing Zoning Map
- 8 Proposed Zoning Map
- 9 Schaffner Estates Final Plat
- 10 Proposed Site Plan
- 11 Proposed Open Space Plan
- 12 Applicant Citizen Involvement Report
- 13 City Notification Map
- 14 Public Correspondence Received
 - Exhibit A to Attachment 14 General Correspondence Received
 - Exhibit B to Attachment 14 9/14/2017 Open House
 - Exhibit C to Attachment 14 10/4/2017 Planning Commission Remote Hearing Minutes and Comment Cards



Siena Estates

ATTACHMENT #1

10-ZN-2017



Q.S.
20-45

Google Earth Pro Imagery

Siena Estates

ATTACHMENT #1A

10-ZN-2017

Stipulations for the Zoning Application:
Siena Estates
Case Number: 10-ZN-2017

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

SITE DESIGN

- 1 **CONFORMANCE TO DEVELOPMENT PLAN** Development shall conform with the Development Plan, entitled "Siena Estates," submitted by 6K Companies and with the city staff date of September 28, 2017, attached as Exhibit A to Attachment 2 Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council
- 2 **CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS** Development shall conform with the amended development standards that are included as part of the Development Plan Any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council
- 3 **MAXIMUM DWELLING UNITS/MAXIMUM DENSITY** Maximum dwelling units and maximum density shall be as indicated on the Land Use Budget Table below

Land Use Budget Table						
Parcel	Gross Acres	Zoning	Proposed DU/AC	Max DU/AC	Propose # of Units / Lots	Max # of Units / Lots
173-04-018, 173-04-016, and 173-04-017	3.8 acres	R1-10 PRD	1.84 du/ac	1.84 du/ac	7 lots	7 lots

- 4 **BUILDING HEIGHT LIMITATIONS** All structures shall be limited to 1-story No structure shall be allowed to provide a 2-story design

INFRASTRUCTURE AND DEDICATIONS

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

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

Street Name	Street Type	Right-of-way Dedications	Improvements	Notes and Requirements
North Cattletrack Drive	Local Residential Suburban Character			a 1, a 2, a 5
East Palo Verde Road	Local Residential Suburban Character		6' WIDE sidewalk	a 1, a 5
North Sundown Drive	Local Residential Suburban Character		Half street improvements,	a 1, a 3, a 5
Internal Street	Local Residential Suburban Character	Dedicate 46-feet of right of way	Full Improvements	a 1, a 4, a 5

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

a 2 Remove existing driveways and replace with curb, gutter and sidewalk

a 3 Provide a geotechnical report to identify the existing pavement structural section and if it meets COS standards, if not, the pavement must be replaced – full depth and full width with the sewer construction

a 4 Internal street shall be designed and constructed to the COS Suburban Local Residential street cross section

a 5 Execute an agreement with the City to construct the public improvements, and provide to the City a cash deposit, letter of credit, or bond for constructing the public improvements

b VEHICLE NON-ACCESS EASEMENT Prior to issuance of any building permits for the development project, the owner shall dedicate a one foot wide Vehicular Non-Access Easement (VNAE) along North Cattletrack Drive except at the approved street entrance(s)

- c **STREET IMPROVEMENTS** Prior to issuance of any building permits for the development project, the owner shall
 - i Construct a sidewalk ramp at the southwest corner of N Sundown Drive and E Palo Verde Drive as shown on site plan
- 6 **DRAINAGE REPORT** With the final plans submittal, the required drainage report shall address
 - a Update the case drainage report to Retention calculations need to be revised to match the NOAA Atlas 14 rainfall
 - b Update the case drainage report grading and drainage plan to FIRM information
 - c With the preliminary plat submittal
 - i Replace 18" pipe and bubble up structure with a swale,
 - ii Provide first flush calculations,
 - iii Provide detention basin routing analysis for 2-, 10- and 100-year storms,
 - iv Remove retaining wall from Basin 2,
 - v Label the emergency outfall for each basin,
 - vi Provide drain time calculations for each basin,
 - vii Show proposed drainage easements,
 - viii Provide drywells for all basins without a positive outfall,
 - ix Show the project location on the FIRM
- 7 **BASIS OF DESIGN REPORT (WASTEWATER)** The Wastewater Basis of Design Report shall be approved prior to the approval of the preliminary plat. In the required basis of design report, the owner shall address
 - a The proposed sewer extending from E Palo Verde Drive north along N Sundown Drive must be extended along the frontage to the intersection at N Sundown Circle. The proposed design must accommodate for future sewer connections along N Sundown Circle connecting at Sundown Drive
 - b EPCOR Water provides service to this area (not the City of Scottsdale). Epcor will be responsible for capacity verification and approval. Basis of Design reports shall adhere to all City of design and ordinance requirements. With preliminary plat submittal, the applicant shall provide a final BOD report to Water Resources approved by Epcor, with a complete and detailed utility map/plan showing water improvements
- 8 **EASEMENTS**
 - a **EASEMENTS DEDICATED BY PLAT** The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual
 - b **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT** Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual
 - c With the preliminary plat submittal update the proposed "8' P U E" to not overlap the proposed "10' Landscape Tract," that is indicated as part of Tract B. Overlapping the P U E and the

Landscape Tract will result in a limitation related to the landscape improvements that will be allowed within the P U E

- 9 **CONSTRUCTION COMPLETED** Prior to issuance of any building permit for the development project, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards

Siena Estates PRD

10-ZN-2017



Submitted by
6K Consulting, LLC
4858 E Baseline, Ste 101
Mesa, AZ 85206

Exhibit A to
Attachment 2

10-ZN-2017
08/23/2017

1-GP-2017
08/23/2017



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Background

Siena Estates is the assembly of approximately 3.8 gross acres of property located just south of the southwest corner of McDonald Dr and Cattletrack Rd, which is a half mile west of Hayden Road in southern Scottsdale (APNs: 173-04-016, -017 and -018) as shown below:

Figure 1: Project Vicinity Map



Development Requests

The following development requests are concurrently being sought from the City of Scottsdale:

- ✓ **General Plan Amendment** (companion Case No. 1-GP-2017) from the Rural Neighborhoods to Suburban Neighborhoods land use category
- ✓ **Rezoning** from R1-43 to R1-18/PRD for approximately 3.8 acres of property to accommodate a seven-lot luxury single-family home subdivision
- ✓ **Amended Plat** approval for Lots 3, 4 and 5 of Schaffner Estates

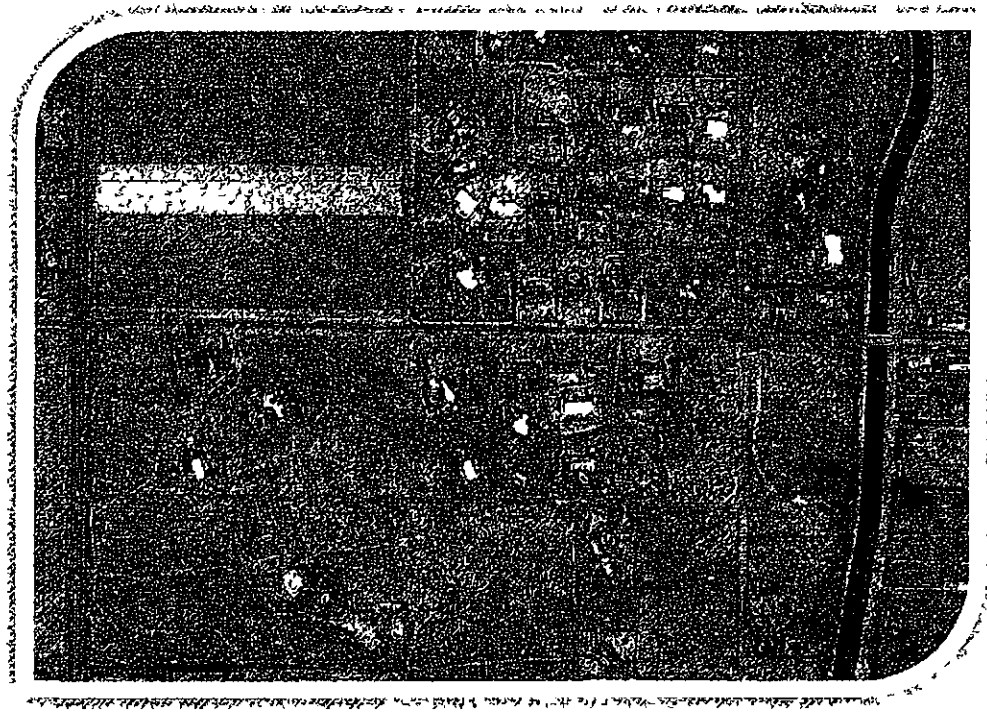




General Plan & Zoning

The property is currently master planned as a Rural Neighborhoods land use category and has a corresponding zoning of R1-43 and lies in the Southern Scottsdale Character Area Plan. The subject property, and surrounding roughly eight acres to the north and west, were originally platted and recorded in the late 1950's. This plat was called Schaffner Estates and was approved when this property was under Maricopa County jurisdiction. Over the last sixty years the area has seen a substantial evolution of land uses and development styles.

Figure 2 1969 Aerial Photo of Area

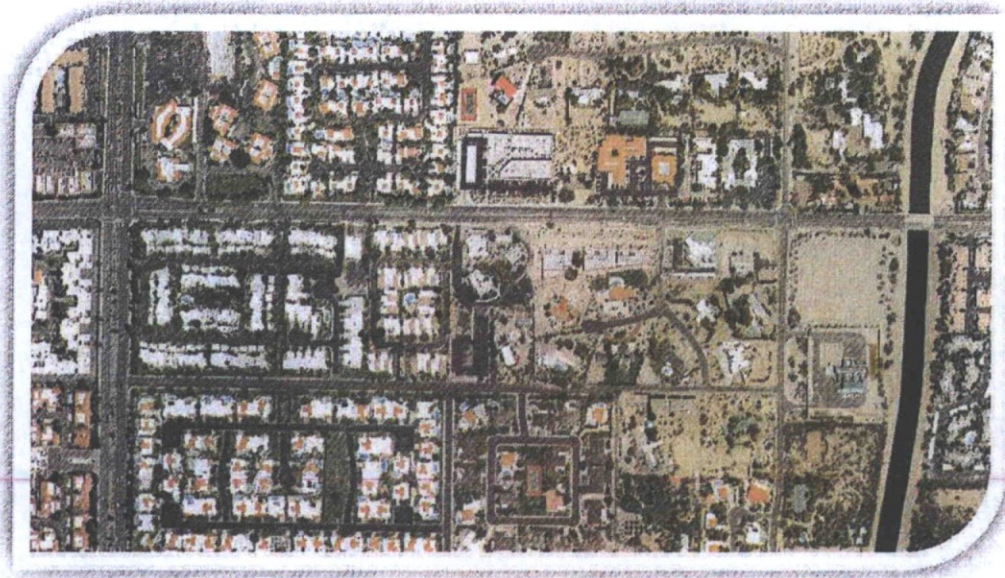


Within Schaffner Estates alone, the abutting parcels directly to the north of subject site developed as offices nearly twenty years ago in the late 1990's and have a current zoning designation of S-R (Service Residential). Additional parcels of Schaffner Estates with McDonald Rd frontage soon followed with additional office development as well. To the east of the site are a Paradise Valley Water Company and another utility service property, and to the south and west are R1-43 residentially developed properties also from the 1950's.



Figure 3: 1997 Aerial Photo of the Area

Through the years additional intensity and development has occurred in the area. Other



surrounding properties consist of a variety of developments from a church and condominium homes just further west of the property on McDonald, to single-family subdivisions (e.g. Woodleaf and Privado Village) on less than a half-acre lots, south of Palo Verde.

Figure 4: 2016 Aerial Photo of Area



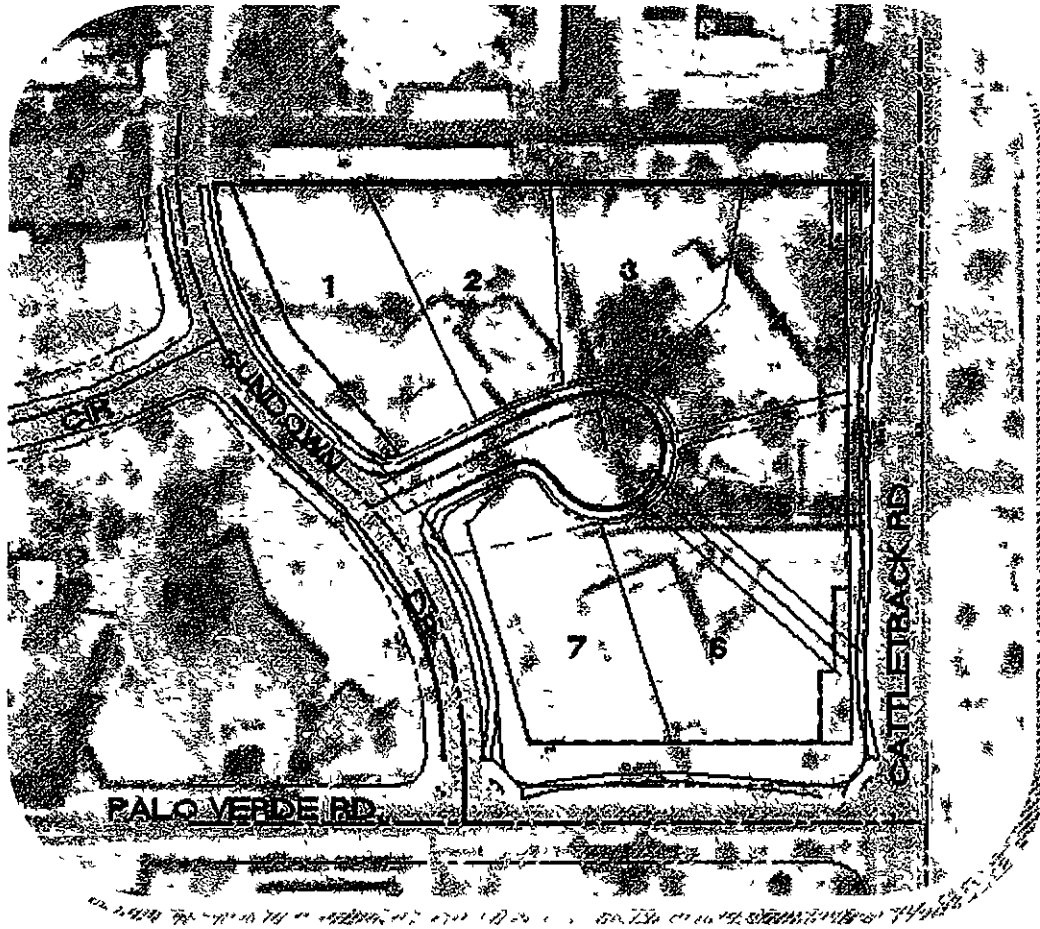


Development Program

As the surrounding area continues to undergo redevelopment, this assembly of three previously residentially developed properties consists of amending the existing plat and subdividing 3.8 acres (gross) into seven single-family lots ranging in size between 13,468 square feet up to 15,894 square feet, with an average lot size being 14,300 square feet

Land Uses & Density

The overall project density is 1.84 DU/AC. The requested rezoning for the property is from the R1-43 to the R1-18/PRD zoning district (Tab 1). This requested zoning district, as previously discussed, is fully compatible with the abutting neighborhood commercial, and neighboring utility and residential uses and development in the immediate and surrounding vicinity. The request is to accommodate the odd shaped parcel that has served to constrain the development possibilities on the parcel. The developer is pleased to present this request that very nearly meets all the typical criteria with the amendment standards available to City staff except the front yard width.



Site Plan

All seven lots have front yards which front a single cul-de-sac street (Tab 2) This lot layout is consistent with current single-family residential design, in addition to deeper lot configurations With the proliferation of more redevelopment and in-fill development in the City, it is much more common for new residential lots to be more deep and narrow than shallow and wide

Furthermore, the design, which offers access to all the lots from a single road, is of a much more modern design, versus the large lots that take access from collectors and in multiple locations and lack in the establishment of a neighborhood street feel This modern site plan design is also what necessitates the flexibility of implementing modifications to development standards through a Planned Residential Development (TAB 3)

Siena Estates lots will be host to large custom and semi-custom luxury homes and will in turn create a boutique pocket neighborhood in an extremely desirable location in southern Scottsdale The composition and project character is "traditional" but with a leaning to the modern Adams Craig Acquisitions (ACA) has been actively building homes that are both elegant and smart The systems installed on their homes have been so advanced that they are LEED Silver and Gold certified While ACA recognizes that they may not be building every home in this development they are drafting CC&Rs that will serve to guide the construction of all homes such that they will use current materials and methods that promote energy efficiency and meet green and LEED residential building standards (TAB 4) The diversity of the neighborhood will be enhanced in this quiet neighborhood by the varying homes that will be built All of the lots will meet parking requirements of at least four on-site parking spaces per lot, a minimum of two which will be covered (in this case garaged) and at least two spaces available on a paved driveway

Criteria	Required	Amendment	% Reduction
Lot Size	18,000 sf	13,000 sf	28 %
Lot Width	120 feet	60 feet	50 %
Front Setback	35 feet	30 feet	15 %
Side Setback	10 feet	10 feet	0 %
Rear Setback	30 feet	30 feet	0 %

Development Standards

In accommodation of the unique "boutique" neighborhood associated with this zoning request, the following development standard modifications for this R1-18/PRD zone are requested

Criteria	Required	Amendment	% Reduction
Minimum Lot Area (SF)	18,000	13,000*	28%
Minimum Lot Width (FT)	120	60**	50%
Front Yard Setback (FT)	35	30**	15%
Side Yard Setback (FT)	10	0	0%
Rear Yard Setback (FT)	30	0	0%



*Only one lot is less than 13,500 square feet The seven lots average close to 14,300 SF

**Due to the preferred site plan layout, after many iterations, this concept offers regularly "pie-shaped" lots around a single cul-de-sac street providing deeper and more narrow lots than the traditional R1-18 zone, thus necessitating the modifications to lot area, lot width and front yard setbacks

PRD Rationale

It has been demonstrated through the many different subdivision layouts proposed over the last couple of years, and in coordination with City Staff, the neighboring property owners, that this particular development plan, with only a couple of modifications, truly is a superior product to any other alternative Not only does this proposal complement and remain consistent with the development patterns and incremental changing conditions of redevelopment in the area, this particular site plan better serves not only neighboring property owners, but future property owners of Siena Estates

A high-end luxury custom and semi-custom home subdivision will better develop under these conditions than would otherwise occur meeting every conventional zoning standard, which caused the creation of irregularly shaped, less desirable lot configuration and site plans than a site plan that absolutely reduces the number of modifications necessary for the successful development of a beautiful neighborhood in southern Scottsdale

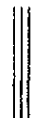
Open Space & Wall Plan

Over 10 percent of the site will be maintained with landscaped open space, with landscaped tracts along all of the street frontages (TAB 5) Due to the project's location, local amenities, specifically the canal trail, is easily and conveniently accessed just to the north and east of the community off of McDonald Dr The existing wall along the northern perimeter of the property will remain and a new project wall will be constructed along the perimeter roads of the project The wall will be constructed of CMU block which has not been determined yet but will be a composite of smooth and split face block that will add to the overall upscale feel of the development

Please note that landscape easements have been proposed on lots 4-6 to allow for more robust landscaping treatment along Cattletrack The goal is to achieve an average depth of 15' along Cattletrack to aid the improvement of the streetscape

Circulation Plan

Sundown Drive will be milled and the full section along the project frontage will be repaved The new street will also be constructed per City standards (TAB 6) Existing sidewalk will remain along Cattletrack frontage, and new sidewalk will be constructed along Palo Verde and on through the cul-de-sac street and all project street frontages





Grading & Drainage

Siena Estates grading and drainage concept plans comply with City development standards (TAB 7) As further described in the preliminary drainage report, the existing developed parcels generally drain to the southeast. The new lots will drain to the cul-de-sac street and then be collected and directed by storm drain to the existing catch basins in Cattletrack Rd and south of McDonald Dr. This is the existing pattern and it will generally continue in this pattern with only the addition of shallow retention/detention basins to aid the system favorably.

PRD Findings

Siena Estates development proposal meets the findings for the approval of a Planned Residential Development in the following:

- A) That the development proposed is in substantial harmony with the General Plan of the City of Scottsdale, and can be coordinated with existing and planned development of surrounding areas.

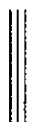
Located in the Southern Scottsdale Character Area, Siena Estates development is in full harmony with the General Plan's goals as this area has reached near build-out with a focus on redevelopment (and infill). This particular project takes residential property in need of redevelopment and creates a modern subdivision layout with lots that are still substantial in size, provides for the continuing use of residential in the area and preserves the neighborhood's character.


- B) That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.

In conjunction with the development of the subdivision, improvements to Sundown Dr will be made, bringing this road up to City standards and more than adequately serving the seven residences of the new subdivision, as well as better serving the existing residents who live on Sundown Circle.

- C) The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing will establish beyond a reasonable doubt that the planned residential development will constitute a residential environment of sustained desirability and stability that it will be in harmony with the character of the surrounding area, and that the sites proposed for public facilities such as schools, playgrounds and parks, are adequate to serve the anticipated population.

As has been demonstrated with this proposal, Siena Estates PRD will create a residential environment of sustained desirability and stability of a "boutique" pocket neighborhood with lots that are compatible with adjacent existing uses and sizes. It is a proposal of redeveloping an area, but maintaining the residential uses and integrity of the existing





neighborhood The existing schools and public facilities have capacity to serve four additional residences, to the three that were previously being served on the site

Conclusion

Siena Estates will offer a highly desired "boutique" pocket neighborhood enhancing the City, increasing property values with new homes and needed upgrades to City streets and infrastructure. Furthermore, the findings for PRD development are met with this comprehensive plan for a relatively small project that is an incremental improvement to the evolving southern Scottsdale area.



Table of Exhibits

TAB.	EXHIBIT
1	Context Aerial/Zoning Exhibit
2	Conceptual Landscape Site Plan
3	Subdivision Plan
4	Precedent Character Exhibit
5	Open Space & Wall Plan
6	Circulation Plan
7	Grading & Drainage Plans





Housing Element Goal 2 Exhibit

MODERN



TRANSITIONAL MODERN



TRADITIONAL



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SIENA ESTATES

PROPOSED R1-18 AMENDED DEVELOPMENT STANDARDS

Sec 5 300 - Single-family Residential (R1-18)

(Ord No 4005, § 1(Res No 8947, Exh A, § 32), 4-3-12)

Sec 5 301 - Purpose

This district is intended to promote and preserve residential development. Lot size is such that a low density of population is still maintained. Land use is composed chiefly of individual homes, together with required recreation, religious and educational facilities as the basic elements of a balanced neighborhood.

Sec 5 302 - Use regulations

- A *Permitted uses* Buildings, structures or premises shall be used and building and structures shall hereafter be erected, altered or enlarged only for the following uses
- 1 Any use permitted in the (R1-43) single-family residential district (see section 5 102A)
- B *Permitted uses by conditional use permit* Any use permitted by conditional use permit in the (R1-43) single-family residential district (see section 5 102B)

(Ord No 3048, § 2, 10-7-97, Ord No 3034, § 1, 11-4-97, Ord No 3103, § 1, 1-6-98, Ord No 3493, § 1, 3-4-03)

Sec 5 303 - Reserved

Editor's note— Ord No 4164, § 1(Res No 9857, § 1, Exh. A, § 10), adopted Aug 25, 2014, repealed § 5 303 which pertained to approvals required and derived from Ord No 3225, § 1, adopted May 4, 1999

Sec 5 304 - Property development standards

The following property development standards shall apply to all land and buildings in the R1-18 district

- A. *Lot area*
- 1 Each lot shall have a minimum area of not less than ~~eighteen thousand (18,000) square feet~~ **thirteen thousand five hundred (13,500) square feet**
 - 2 If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section
- B. *Lot dimensions*
- 1 Width All lots shall have a minimum width of ~~one hundred twenty (120) feet~~ **sixty (60) feet**
- C. *Density* There shall not be more than one (1) single-family dwelling unit on any one (1) lot
- D. *Building height* No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII

E Yards

1 Front Yard

- a There shall be a front yard having a depth of not less than ~~thirty-five (35) feet~~ **thirty (30) feet**
- b Where lots have a double frontage on two (2) streets, the required front yard than ~~thirty-five (35) feet~~ **thirty (30) feet** shall be provided on both streets
- c On a corner lot, the required front yard of than ~~thirty-five (35) feet~~ **thirty (30) feet** shall be provided on each street *Exception* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street

2 Side Yard There shall be a side yard on each side of a building having a width of not less than ten (10) feet

3 Rear Yard There shall be a rear yard having a depth of not less than thirty (30) feet.

4 Other requirements and exceptions as specified in article VII

F *Distance between buildings*

1 There shall be not less than ten (10) feet between an accessory building and the main building

2 The minimum distance between main buildings on adjacent lots shall not be less than twenty (20) feet

G *Walls, fences and landscaping* Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII The height of the wall or fence is measured from within the enclosure *Exception* Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements

H *Access* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat

(Ord No 2509, § 1, 6-1-93, Ord No 4005, § 1(Res No 8947, Exh. A, § 33), 4-3-12)

Sec 5 305 - Off-street parking

The provisions of article IX shall apply

Sec 5 306 - Signs

The provisions of article VIII shall apply

ADAMS CRAIG ACQUISITIONS

REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES

PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250

APN's 173-04-016, 173-04-017, 173-04-018

DRAINAGE NARRATIVE:

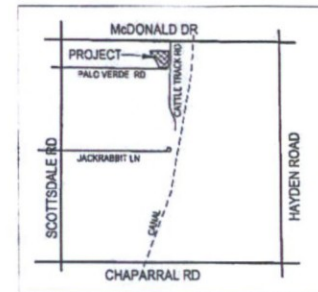
THE EXISTING PARCELS AND HOMES DRAIN GENERALLY TO THE SOUTHEAST. THE LOTS WILL DRAIN TO THE CUL-DE-SAC TO BE COLLECTED AND DIRECTED, BY STORM DRAIN, TO A PROPOSED SHALLOW BASIN WHICH WILL DRAIN INTO EXISTING CATCH BASINS IN CATTLE TRACK THAT DIRECT WATER TO THE EXISTING RETENTION BASIN LOCATED EAST OF CATTLETRACK AND SOUTH OF McDONALD DRIVE. PORTIONS OF LOTS 4-7 WILL DRAIN TO CATTLETRACK AND TO PALO VERDE TO BE RETAINED IN SMALL DETENTION BASINS DESIGNED TO ASSIST IN PROVIDING ADDITIONAL RUNOFF GENERATED BY THE DEVELOPMENT.

ENGINEER'S NOTES:

1. THE POWER, GAS AND WATER UTILITIES ARE ALREADY LOCATED IN THE EXISTING STREETS. THE EXISTING EASEMENTS AND UTILITIES LOCATED WITHIN THE LOTS WILL BE ABANDONED AND REMOVED. NEW FACILITY LINES WILL BE EXTENDED INTO THE PROPOSED CUL-DE-SAC AND SERVICES PROVIDED TO EACH LOT.
2. THE EXISTING SEPTIC SYSTEMS WILL BE ABANDONED AND REMOVED. THE PROPOSED LOTS WILL BE CONNECTED TO A SEWER LINE THAT WILL BE EXTENDED INTO THE DEVELOPMENT FROM PALO VERDE LANE.
3. THERE ARE NO APPARENT NATURAL WATERCOURSES WITHIN CLOSE PROXIMITY TO THE PROPERTY.
4. THE EXISTING STRUCTURES WILL BE REMOVED AS THE PROPERTY IS DEVELOPED.
5. THE ZONING BOUNDARY IS EXTENDED TO THE CENTERLINES OF CATTLETRACK, PALO VERDE AND SUNDOWN.
6. THE SIDEWALK WILL BE EXTENDED ALONG PALO VERDE.
7. CURB, GUTTER AND SIDEWALK WILL BE ADDED ALONG THE EAST SIDE OF SUNDOWN DRIVE.
8. THE PAVEMENT IN SUNDOWN WILL BE REMOVED BY MILLING AND REPLACED WITH NEW ASPHALT PAVEMENT AND RIBBED CURB ALONG THE WEST SIDE OF THE STREET DURING THE CONSTRUCTION OF THIS PROJECT.
9. THE EXISTING DRIVEWAY LOCATIONS ALONG CATTLETRACK AND PALO VERDE WILL BE REMOVED AND REPLACED WITH CURB AND GUTTER TO MATCH THE EXISTING.
10. NEW STREET TO BE CONSTRUCTED PER SUBURBAN LOCAL RESIDENTIAL SECTION.
11. EACH LOT WILL BE REQUIRED TO HAVE PARKING FOR AT LEAST FOUR (4) VEHICLES. TWO COVERED (GARAGE) AND TWO ON THE DRIVEWAY.

LEGAL DESCRIPTION:

THAT PART OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE 6TH AND 5TH RANGE MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
PARCELS 3, 4 AND 5 OF SCHAFFNER ESTATES RECORDED IN MCR BOOK OF MAPS 75, PAGE 25.



VICINITY MAP

PROJECT DATA

EXISTING ZONING: R1-43
PROPOSED ZONING: R1-18 PRD
EXISTING CP: RURAL
PROPOSED CP: SUBURBAN
GROSS AREA: 3.80 AC
DENSITY: 1.84 DU/AC
EX. PARCEL AREA: 2.99 AC
PROP. ROW AREA: 0.29 AC
NET AREA: 2.70 AC
TRACT AREA: 0.30 AC
OPEN SPACE: 13,184 SF
NET OPEN SPACE %: 11.21%

NOTE:

- GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY).
- EX. PARCEL AREA IS THE AREA OF LOTS 3-5 OF SCHAFFNER ESTATES.

BUILDER:

ADAMS CRAIG ACQUISITIONS
7904 E. CHAPARRAL RD.
SUITE 110-113
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 634-5015

ENGINEER:

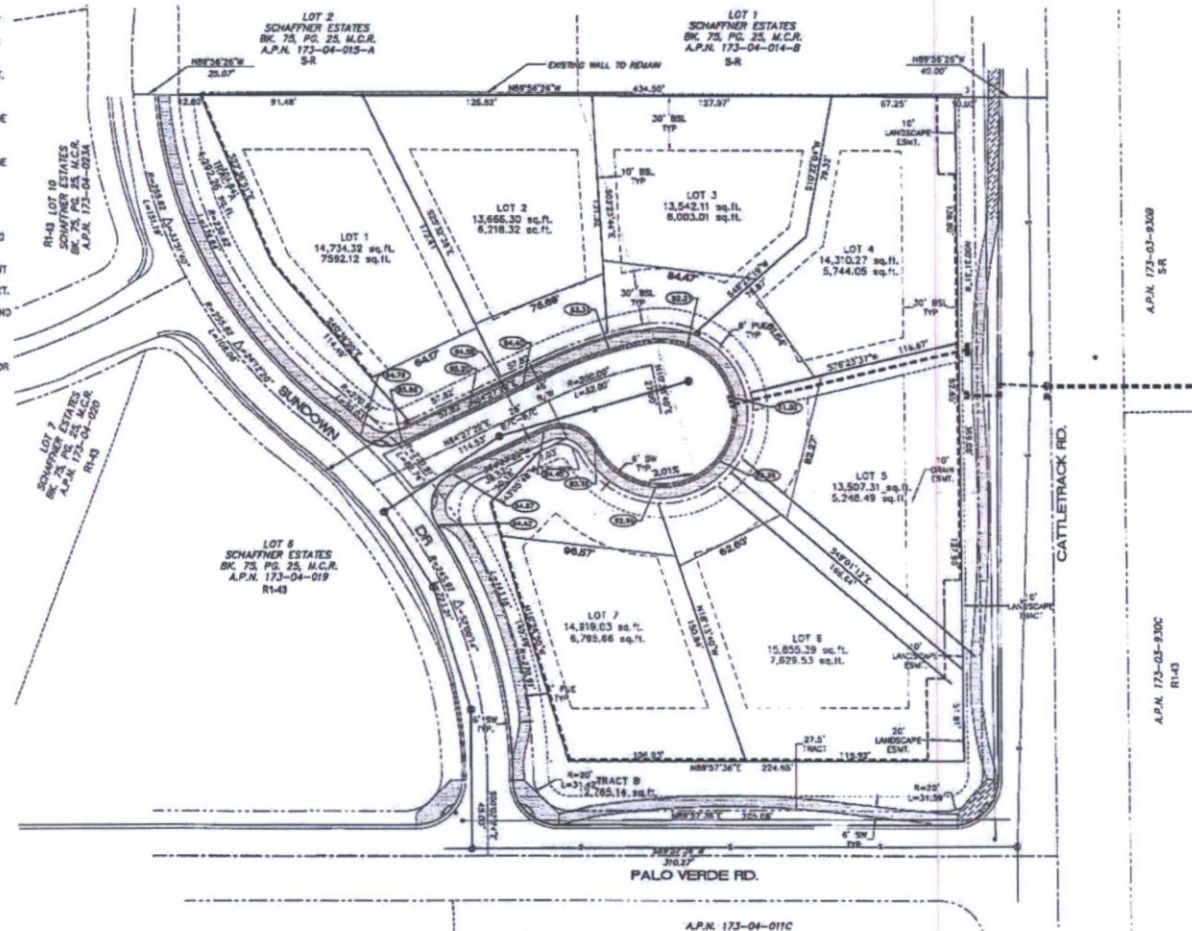
6K CONSULTING, L.L.C.
4858 EAST BASELINE ROAD
SUITE 107
MESA, ARIZONA 85206
PHONE: (480) 654-8592
FAX: (480) 275-5512



SIENA ESTATES
PALO VERDE LANE AND CATTLETRACK ROAD
SCOTTSDALE, AZ 85250

SUBDIVISION PLAN

PROJ. No.: 3839	
DATE: AUG 2017	
SCALE: 1"=30'	DESIGNED BY: []
REV.:	DRAWN BY: []
	APPROVED BY: []
	DRAWING NO.:
	1
	SH. 1 OF 1



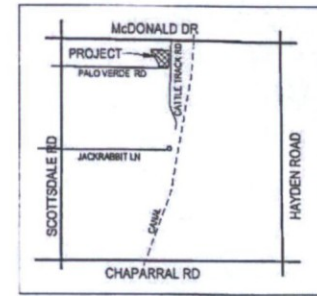
LEGEND

- TOP OF CURB
- GRADE BREAK
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- BUILDING SETBACK LINE (BSL)
- EXISTING CONCRETE (TO REMAIN)
- PROPOSED CONCRETE
- PROPOSED CONTOUR
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING WALL (TO REMAIN)
- EXISTING WALL (TO REMAIN)
- PROPOSED WALL
- STORM DRAIN

10-ZN-2017
08/23/2017

1-GP-2017
08/23/2017

ADAMS CRAIG ACQUISITIONS
REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250
APN's 173-04-016, 173-04-017, 173-04-018



VICINITY MAP

DRAINAGE NARRATIVE:

THE EXISTING PARCELS AND HOMES DRAIN GENERALLY TO THE SOUTH-EAST. THE LOTS WILL DRAIN TO THE CUL-DE-SAC TO BE COLLECTED AND DIRECTED, BY STORM DRAIN, TO A PROPOSED SHALLOW BASIN WHICH WILL DRAIN INTO EXISTING CATCH BASINS IN CATTLE TRACK THAT DRECT WATER TO THE EXISTING RETENTION BASIN LOCATED EAST OF CATTLETRACK AND SOUTH OF McDONALD DRIVE. PORTIONS OF LOTS 4-7 WILL DRAIN TO CATTLETRACK AND TO PALO VERDE TO BE RETAINED IN SMALL DETENTION BASINS DESIGNED TO ASSIST IN PROVIDING ADDITIONAL RUNOFF GENERATED BY THE DEVELOPMENT.

LEGAL DESCRIPTION:

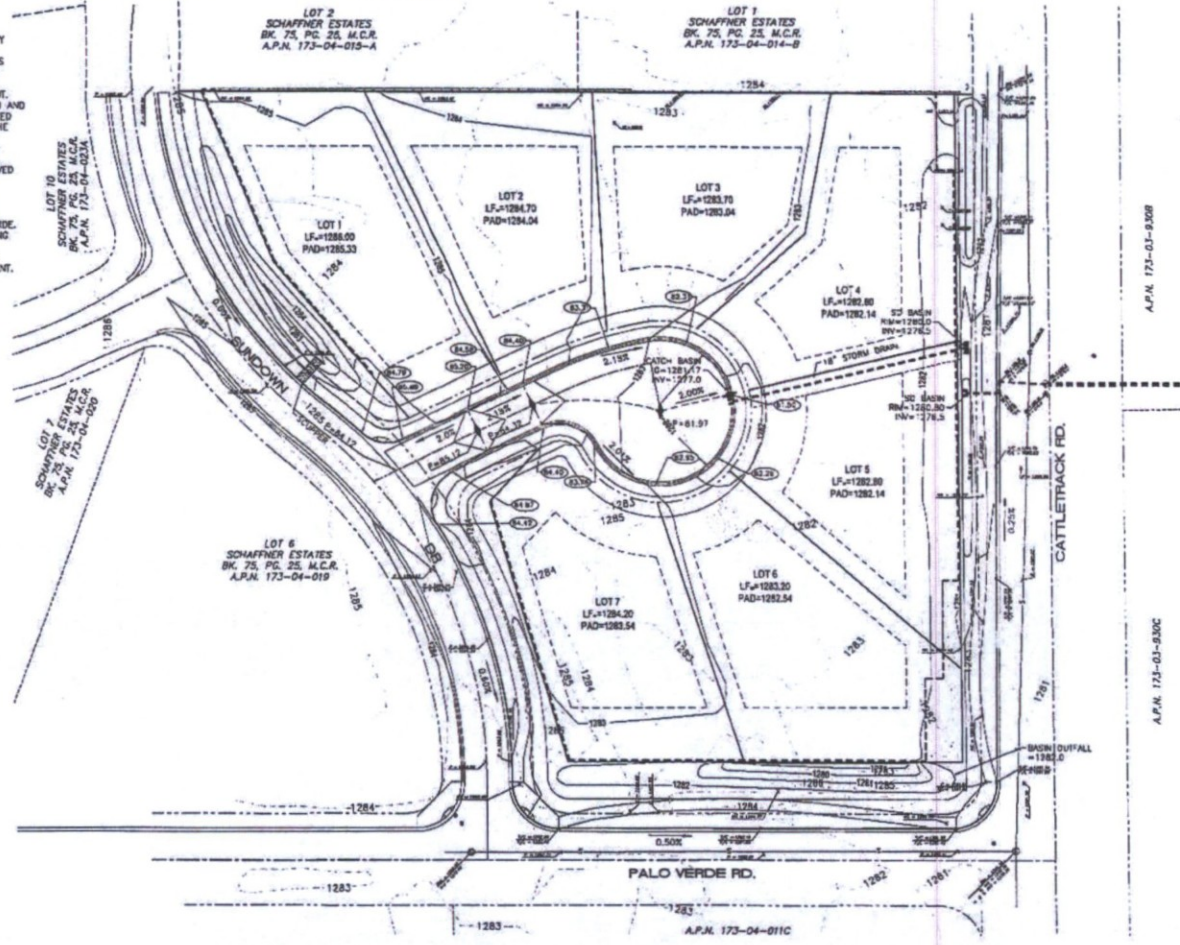
THAT PART OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 PARCELS 3, 4 AND 5 OF SCHAFFNER ESTATES RECORDED IN MCR BOOK OF MAPS 75, PAGE 25.

ENGINEER'S NOTES:

1. THE POWER, GAS AND WATER UTILITIES ARE ALREADY LOCATED IN THE EXISTING STREETS. THE EXISTING EQUIPMENTS AND UTILITIES LOCATED WITHIN THE LOTS WILL BE ABANDONED AND REMOVED. NEW FACILITY LINES WILL BE EXTENDED INTO THE PROPOSED CUL-DE-SAC AND SERVICES PROVIDED TO EACH LOT.
2. THE EXISTING SEPTIC SYSTEMS WILL BE ABANDONED AND REMOVED. THE PROPOSED LOTS WILL BE CONNECTED TO A SEWER LINE THAT WILL BE EXTENDED INTO THE DEVELOPMENT FROM PALO VERDE LANE.
3. THERE ARE NO APPARENT NATURAL WATERCOURSES WITHIN CLOSE PROXIMITY TO THE PROPERTY.
4. THE EXISTING HOMES AND UTILITIES WILL BE REMOVED AS THE PROPERTY IS DEVELOPED.
5. THE ZONING BOUNDARY IS EXTENDED TO THE CENTERLINES OF CATTLETRACK, PALO VERDE AND SUNDOWN.
6. THE SIDEWALK WILL BE EXTENDED ALONG PALO VERDE.
7. CURB, GUTTER AND SIDEWALK WILL BE ADDED ALONG THE EAST SIDE OF SUNDOWN DRIVE.
8. THE PAVEMENT IN SUNDOWN WILL BE REMOVED BY MILLING AND REPLACED WITH NEW ASPHALT PAVEMENT, DURING THE CONSTRUCTION OF THIS PROJECT.

LEGEND

- 15.30 TOP OF CURB
- GRADE BREAK
- EXISTING SPOT ELEVATION
- 1284 EXISTING CONTOUR
- - - BUILDING SETBACK LINE (BSL)
- EXISTING CONCRETE (TO REMAIN)
- PROPOSED CONCRETE
- 1286 PROPOSED CONTOUR
- - - EXISTING LOT LINE
- - - PROPOSED LOT LINE
- EXISTING WALL (TO REMOVE)
- EXISTING WALL (TO REMAIN)
- PROPOSED WALL
- STORM DRAIN



BUILDER:

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 PHONE: (480) 634-5015

ENGINEER:

GK CONSULTING, L.L.C.
 4958 EAST BASELINE ROAD
 SUITE 101
 MESA, ARIZONA 85205
 PHONE: (480) 864-8592
 FAX: (480) 275-5512



SIENA ESTATES
 PALO VERDE LANE AND CATTLETRACK ROAD
 SCOTTSDALE, AZ 85250

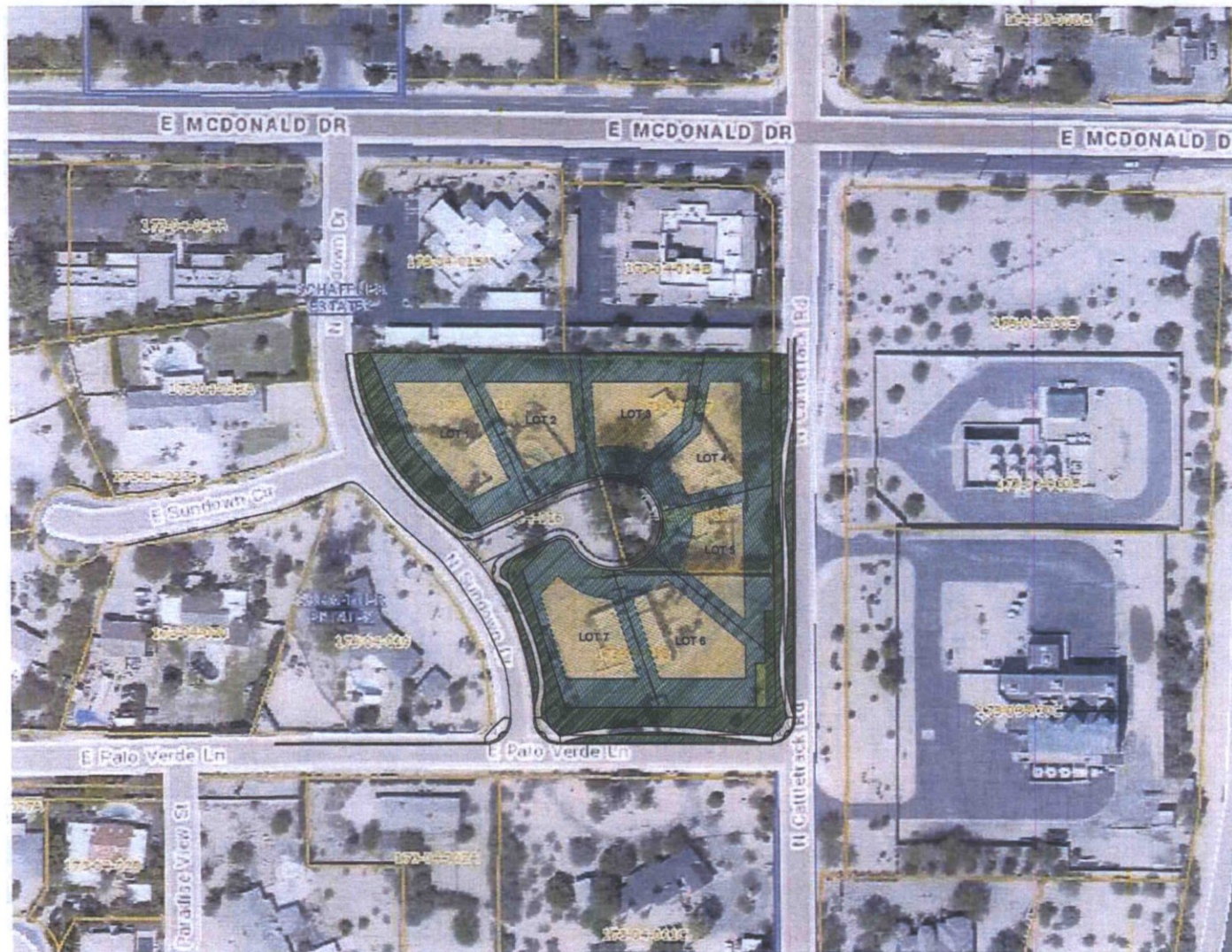
GRADING AND DRAINAGE PLAN

PROJ. No.: 2638
 DATE: AUG 2017
 SCALE: 1"=30'

SCREENED BY: [] DRAWN BY: [] APPROVED: CHB
 REV: [] Drawing No. 1
 SH. 1 OF 1

10-ZN-2017
 08/23/2017

1-GP-2017
 08/23/2017



LEGEND

- Streetscape Landscape
22,472 SQ FT / 15.62 % of Gross
- Building Envelopes
- Privately Owned / Maintained Landscape
(does not contribute to provided open space)
Landscape Easement
Area: 862 SQ FT

SIENA ESTATES
PALO VERDE LANE AND CATTLE ROCK ROAD
SCOTTSDALE, AZ 85250

CONCEPTUAL OPEN SPACE PLAN

PROJ. No.: 3638	6K CONSULTING L.L.C.
DATE: 02 OCT 2017	
SCALE: 3/8"	
DESIGNED BY: [Blank]	APPROVED: CHB
REV. [Blank]	DRAWING NO. 3
	SHT. 3 OF 5



ADAMS CRAIG ACQUISITIONS
REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250
 APN's 173-04-016, 173-04-017, 173-04-018

LEGEND

- BUILDING SETBACK LINE (BSL)
- ▭ EXISTING CONCRETE (TO REMAIN)
- ▭ PROPOSED CONCRETE
- PROPOSED LOT LINE
- EXISTING WALL (TO REMAIN)
- PROPOSED PERIMETER WALL
- TRACT (OPEN SPACE) AREA
- LANDSCAPE EASEMENT



Plant Materials Legend

Symbol	Species	Qty
Trees		
	Trees	24' hie
Plants		
	Shrub	5 gal
	Groundcover	5 gal
	Accent	5 gal

PROJECT DATA

EXISTING ZONING: R1-43
 PROPOSED ZONING: R1-18 PRD
 EXISTING GP: RURAL
 PROPOSED GP: SUBURBAN
 GROSS AREA: 1.60 AC
 DENSITY: 1.84 DU/AC
 PARCEL AREA: 2.99 AC
 PROF. ROW AREA: 0.31 AC
 NET AREA: 2.68 AC
 TRACT AREA: 0.30 AC
 OPEN SPACE: 13,194 SF
 NET OPEN SPACE %: 11.2%

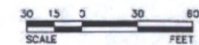
NOTE:
 -GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY).
 -PARCEL AREA IS THE TOTAL OF LOTS 3-5.

BUILDER:

ADAMS CRAIG ACQUISITIONS
 7804 E. CHAPARRAL RD.
 SUITE A110-113
 SCOTTSDALE, ARIZONA 85250
 PHONE: (480) 634-5015

ENGINEER:

6K CONSULTING, L.L.C.
 4858 EAST BASELINE ROAD
 SUITE 101
 MESA, ARIZONA 85206
 PHONE: (480) 864-8506
 FAX: (480) 275-5512



SIENA ESTATES
 PALO VERDE LANE AND CATTLETRACK ROAD
 SCOTTSDALE, AZ 85250

LANDSCAPE PLAN

PROJ. No.: 3839	
DATE: AUG 2017	
SCALE: 1"=30'	
DESIGNED: BK	DRAWN: BK
REV.	APPROVED: CHB
	DRAWING NO. 1
	SHT. 1 OF 1

10-ZN-2017
 08/23/2017

1-GP-2017
 08/23/2017



- LEGEND**
- 6' Exterior Public Sidewalk
 - 6' Interior Public Sidewalk
 - Drainage Open Space Tract
 - Landscape easement

SIENA ESTATES
 PALO VERDE LANE AND CATTLETROCK ROAD
 SCOTTSDALE, AZ 85250

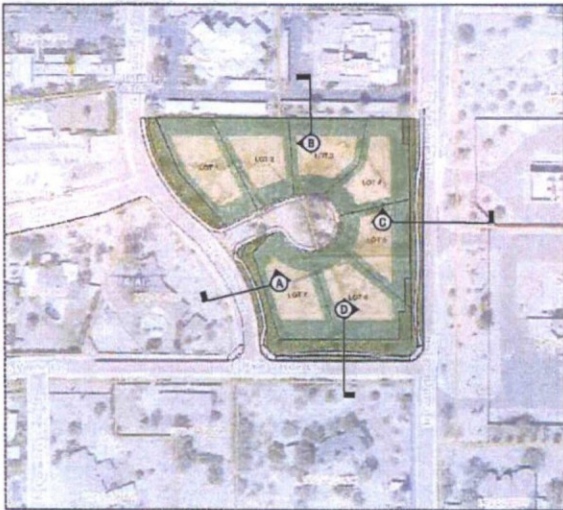
TRANSPORTATION ANALYSIS & CONCEPTS

PRJ. No.: 3839
 DATE: 02 OCT 2017
 SCALE: 1/80

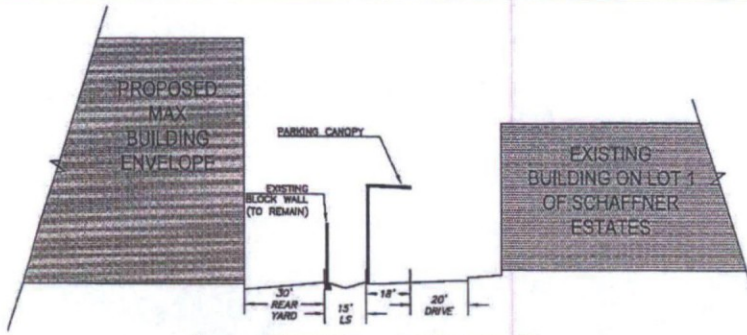
6K CONSULTING L.L.C.

DESIGNED BY REV.	DRAWN BY	APPROVED: CHB DRAWING NO. 4
		SHT. 4 OF 5

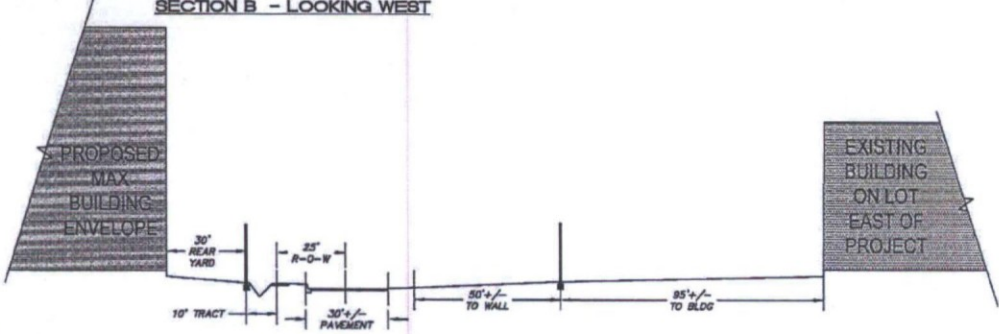




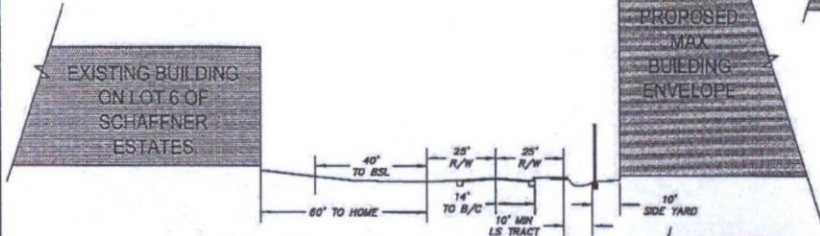
MAX HT = 30'



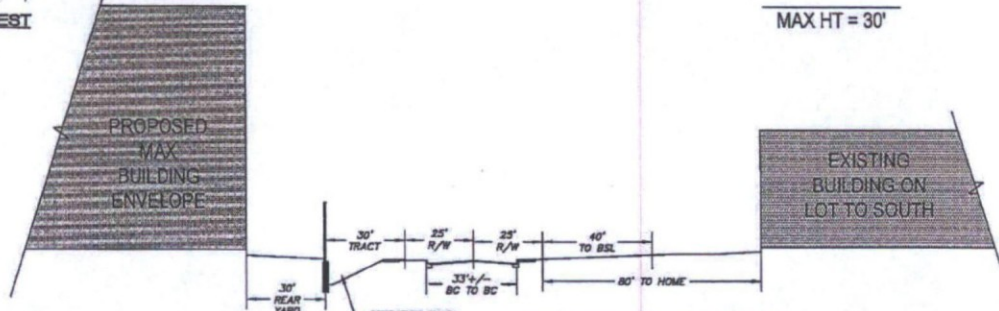
SECTION B - LOOKING WEST



SECTION C - LOOKING NORTH



SECTION A - LOOKING NORTHWEST



SECTION D - LOOKING EAST

MAX HT = 30'



SIENA ESTATES	
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250	
TRANSITIONS PLAN	
PROJ. No.: 2639	6K CONSULTING L.L.C.
DATE: OCT 2017	
SCALE: N.T.S.	DESIGNED: BK
REV.	DRAWN: BK
	APPROVED: CHB
	DRAWING NO.
	1
	SHT. 1 OF 1

Additional Information for:

Siena Estates

Case: 10-ZN-2017

PLANNING/DEVELOPMENT

- 1 **DEVELOPMENT CONTINGENCIES** Each element of this zoning case—including density, lot placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements
- 2 **DEVELOPMENT REVIEW BOARD** The City Council directs the Development Review Board's attention to
 - a wall design,
 - b the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - c improvement plans for common open space, common walls, and amenities such as landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included)
- 3 **BASIS OF DESIGN REPORT (WATER)** The Water Basis of Design Report shall be approved prior to the approval of the preliminary plat
- 4 **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
- 5 **EASEMENTS DEDICATED BY PLAT** The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual
- 6 **ARCHEAEOLOGY** Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction
- 7 **MASTER INFRASTRUCTURE PLANS** The owner shall have each Master Infrastructure Plan specified below prepared by a registered engineer licensed to practice in Arizona. Each Master Infrastructure Plan shall be subject to city staff approval before any further Development Review Board submittal. Each Master Infrastructure Plan shall include a complete description of project phasing, identifying the timing and parties responsible for construction
 - a Master Drainage Systems Plan

-
- 8 FEES The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

Project Narrative

Siena Estates

Case # 1-GP-2017

Location: Southwest corner of McDonald Drive & Cattletrack Road



Request for a Major General Plan Amendment

- Rural to Suburban neighborhood
- Rezoning from R-43 to R1-18 PRD

Prepared by:
Cholla Susini
&
Stephen Adams

Adams Craig Acquisitions
7904 E Chaparral Rd #A110-113
Scottsdale, AZ 85250

ATTACHMENT 4



SIENA ESTATES

General Plan Amendment Narrative

Table of Contents

- I. Project Introduction/Request**
 - A. Introduction
 - B. Project location
 - C. Description of the Request
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 - A. Guiding Principle: Value Scottsdale's Character and Lifestyle
 - B. Guiding Principle: Support Economic Vitality
 - C. Guiding Principle: Enhance Neighborhoods
 - D. Guiding Principle: Preserve Meaningful Open Space
 - E. Guiding Principle: Seek Sustainability
 - F. Guiding Principle: Advance Transportation
- IV. Conformance with Southern Scottsdale Character Area Plan**
- V. Planned Residential Development (PRD)**
- VI. Conclusion**



I. Project Introduction/Request

A. Introduction

Adams Craig Acquisition's purchased 3.8 acres in Southern Scottsdale with a vision of building *Siena Estates*, an intimate 7 lot, single-family home community. Siena Estates will feature single level, semi-custom homes ranging in size between 3,000 – 4,000 sq. ft. Every home in Siena Estates will be required to meet green building guidelines and obtain certifications from the National Green Building Standard ("NGBS"), an affiliate of the National Association of Homebuilders ("NAHB") and Energy Star®. In addition, Siena Estates will include landscaped tracts along the east, south and west perimeter along with winding sidewalks to improve pedestrian mobility in the area and maintained open space for the neighborhood.

B. Project Location

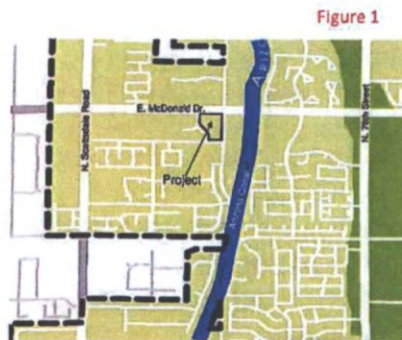


Figure 1

Siena Estates is located in the southwest corner of McDonald Drive and Cattletrack Road and is comprised of three parcels (APN 173-04-016, 173-04-017, 173-04-018) ("the Property") currently zoned R-43. The Property is currently partially developed, vacant lots with commercial buildings to the north, Paradise Valley water treatment station to the east, R-43, R1-35 and R1-18 PRD single-family homes to the south and Schaffner Estates, a 5 lot, single-family cul-de sac community zoned R-43.

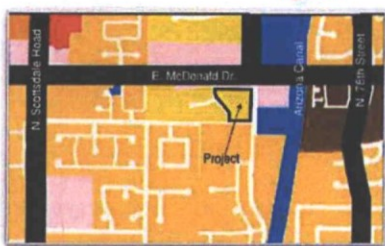


Figure 2

(See Figure 1 and Figure 2 left.)

C. Description of the Request

Adams Craig ("the Developer") request a major General Plan Amendment ("GPA") from Rural Neighborhoods to Suburban Neighborhoods and a request to rezone the Property from R-43 to R1-18 PRD creating 7 single family, residential lots. The Property will have a density gross zone area of 3.8 ac, density of 1.84 du/ac with a single story height restriction



on all lots. Desert landscape tracts will run north and south along Cattletrack, east and west along Palo Verde and north and south along Sundown including sidewalks throughout the interior cul-de-sac. The new site plan will add a total of 17,065 sq. ft. of maintained, desert landscaped open space.

II. General Plan Amendment Overview

In accordance with the City of Scottsdale's General Plan, Siena Estates request to change the Property Designation for *Group A Rural Neighborhoods/Natural Open Space* to *Group B Suburban Neighborhoods/ Developed Open Space* qualifies as a Major General Plan Amendment based on the *Change in Land Use Category*. Amending the land use and increasing the density on the Property will enhance the neighborhoods character by providing a visually pleasing transition between the Commercial parcels to the north and the residential areas to the south.

III. Conformance with Scottsdale General Plan Guiding Principles and Elements

CityShape 2020 was a citizen driven process to "plan the physical form of Scottsdale's Vision. (Scottsdale General Plan www.scottsdaleaz.gov) From this process of community outreach to enhance the General plan the City adopted a three-level approach to General Planning. Level 1 defines five Citywide planning zones. Siena Estates falls into Zone A-1, which is described by the city to include some of the most mature housing in the city. Level 2 defines Character Planning. The Property falls within the Rural/ Rural Desert Character Type. Although Siena Estates is seeking *Suburban/Suburban Rural Desert* the Developer will put into place community restrictions such as only single level homes and community maintained desert landscape perimeters, to ensure that the transition between Rural and Suburban is hardly noticeable to local residents and visitors. The last is Level 3, Neighborhood Planning, which currently does not apply to the Property. The Developer is asking for a Planned Residential Development ("PRD") to more clearly define the neighborhood goal at Siena Estates.

Scottsdale's General Plan consists of six Guiding Principles that clearly establish the values and goals set forth for the future development and growth in Scottsdale. *But, such rigid application would not be responsive to the natural changes and unforeseen opportunities that arise in a community as dynamic as Scottsdale. (Scottsdale General Plan www.scottsdaleaz.gov)* There is fluidity in the General Plan that allows for amendments that support the majority of the Guiding Principles and add value to Scottsdale neighborhoods. To further outline the goals and direction of the city's Guiding Principles 12 supporting Elements were developed. The goal of the Developer at Siena Estates is to work within the framework of these Principles securing an amendment that continues to serve the Guiding Principles and Scottsdale while meet all applicable Elements.



The Six Guiding Principles and supporting Elements:

1. Value Scottsdale's Unique Lifestyle & Character
 - 1.1 Character and Design
 - 1.2 Land Use
2. Support Economic Vitality
 1. 2.1 Economic Vitality
 - 2.
3. Enhance Neighborhoods
 - 3.1 Community Involvement
 - 3.2 Housing
 - 3.3 Neighborhoods
4. Preserve Meaningful Open Space
 - 4.1 Open Space and Recreation
 - 4.2 Preservation and Environmental Planning
5. Seek Sustainability
 - 5.1 Cost of Development
 - 5.2 Growth of Development
 - 5.3 Growth Areas
 - 5.4 Public Services and Facilities
6. Advance Transportation
 - 6.1 Community Mobility

Guiding Principle: Value Scottsdale's Unique Lifestyle & Character

Character & Design Element Goals & Approaches:

- Diversify housing types in innovative development patterns;
- Revitalize a landscape bordering the subdivision in a growth area;
- Integrate natural landscape;
- Reinforce park, trail, paths, open space between live, work, recreation and all local land uses;
- Increase development patterns and uses consistent with surrounding uses and the area's character.

Long range planning for this project begins with the village that is "Old Town" and moves 1 mile north to Siena Estates. Siena Estates is between McDonald Dr. North, Chaparral Rd.



South, Scottsdale Rd. West, and the Arizona Canal (Developments past the canal do not have the same character and feel so the Developer has chosen to not consider them as strongly in the General Plan Amendment.) The Project will be Modern Transitional, much like Old Town, with historic, rustic roots of the Southwest accenting modern architecture.

Character & Design Element Goal 1 (Bullets 1 – 3) address how the proposed development is appropriate considering the area character and the specific context of the adjacent neighborhood. More specifically, please remark on how the proposed development is contextually compatible, is responsive to site conditions, and addresses how visual impacts on neighboring properties will be addressed so as to be compatible with the surrounding neighborhood.

Siena Estates will compliment the surrounding communities. Single-family homes will be built in Siena Estates mirroring the homes in the adjacent properties. Desert landscaping will border Siena Estates to enhance the current landscaping character of the community. Perimeter walls will be low where required by the City and near the community entrance off Sundown to link the new community to Schaffner Estates maintaining the current feeling of openness. At the north end of Sundown, a landscaped open space will be added in lieu of the current dead-end at the gate. This area will be open to both communities to reinforce the sense of community between the two. The aesthetics of the community will be primarily transitional modern with clean lines while incorporating traditional Southwestern design elements.

Character & Design Element Goal 6 provide details on any mature landscaping that will be maintained, the proposed landscaping, and how the landscaping will reinforce the character of the surrounding neighborhood, particularly if applying for R1-18 PRD (10-ZN-2017).

A majority of the onsite native resources are in bad shape due to age and lack of care. The palms, native trees and existing plants that can be preserved will be labeled “high priority” resources and taped off to not disturb or moved to an onsite nursery if needed during site development. The surrounding neighborhoods have natural desert, turf or over grown landscapes. Siena Estates will include a natural desert landscape. The new plant pallet will include native, adolescent, desert trees such as Palo Verde and Cascalote to incorporate species already planted in the surrounding area. Low water use shrubs, ground cover and desert friendly flowers will be used to dress up the walkways and landscaped community areas while still presenting a more natural desert look.

Character & Design Element Goal 7 provide information on how the proposed project will have sensitive outdoor lighting that will reflect the character of the surrounding neighborhood.



Standard streetlights used by the City of Scottsdale will be installed as needed per code within Siena Estates. Placement including the use of shields will be taken into consideration to provide the best lighting for the residents and surrounding neighbors. All landscape lighting within the community areas will be set on a timer and DarkSky approved. DarkSky approved house light fixtures as well as proper downward placement and shields if needed will be used to prevent light disturbance within the community and will be required in the Siena Estate CC&R's.

Land Use Element Goals & Approaches:

- Convert current Rural designation to Suburban designation to closely match and compliment surrounding areas while providing a cohesive transition between current commercial parcels on McDonald and the residential parcels;
- Single family land use, cul-de-sac development pattern, and add maintained landscape tracts and winding sidewalks for mobility on arterial roads Cattletrack and Palo Verde;
- Grow existing development area to extend city services cost effectively including the complete re-pavement of Sundown and curb repair where need on the west side of Sundown;
- Increase diversity in residential homes and support services that provide community needs;
- Integrate pedestrian transportation to reduce vehicle use, pollution, and resource consumption while increasing community interaction;

The transportation infrastructure is very well established. The Developer has studied young professionals wanting to be closer to restaurants and entertainment opportunities with friends and family and plan to attract many demographics to the same points of interest. The Land Use component will encourage the use of the Arizona Canal located approximately 200 feet east of the property. Siena Estates residents will be encouraged to use the canal to travel locally to Old Town, Arcadia and Citywide with routes to Tempe, Phoenix and beyond, as regional access vis-à-vis the light rail and its connectivity to the airport, train and bus system continue to grow.

Land Use Element Goal 3 (Bullets 1, 5 & 6) Transition from Rural to the proposed Suburban land use designation. Address how the proposal will provide a transition from the adjacent more intensive office uses to the less intensive and lower density residential uses around the subject site.

Siena Estates will tie in with the other R-18 and R1-18 PRD communities just to the south on Palo Verde and throughout the area providing housing diversity while revitalizing the corner of Cattletrack and Palo Verde with a cohesive landscape buffer to soften the streetscape. The increased density of the area will also support Southern Scottsdale's



plan to strengthen the McDonald Activity Area and can be used as a positive factor for new growth for future potential developers in the Opportunity Corridor. The acreage had three homes with driveways on separate streets. These three homes added little sense of community and no continuity between architecture styles or landscaping. Siena Estates is the perfect infill solution to this area as a small, cul-de-sac community that will feature eco-luxury homes. With the development of Siena Estates, community sidewalks with desert appropriate landscaping will be added bordering the community walls along Cattletrack (providing a buffer and smoother transition between the residential community and the commercial space), Palo Verde and Sundown (providing a more beautiful streetscape for surrounding neighbors and residents of Siena Estates). The sidewalk system will encourage residents to pour out on to Sundown and encourage more community connectedness. Currently, Sundown has a gate separating the commercial from residential space. The Land Developer will work with the City of Scottsdale to abandon Sundown. With the abandonment in place the Developer will softened the north side of the property with desert landscaping and create planned open space providing a more pleasing street appeal for the residents and eliminating the current choppiness of the gated transition.

Land Use Element Goal 4 (Bullets 1, 4 & 5) The proposed development will result in greater affordability and support changes in community dynamics

Siena Estates will offer eco, semi-custom homes that will offer residents the ability to invest in homes that are built from sustainable housing materials utilizing renewable energy sources and cutting edge smart home technology. Upfront investments in well built, environmentally sound homes lead to long-term affordability for homeowners. Homes built with these high standards do not bleed cities and states of precious resources.

Land Use Element Goal 5 (Bullets 1, 2, 3 & 8) Describe how the proposed development will integrate land use and mobility systems, encourage non-motorized transportation, provide "live, work, and play" options, and locate higher intensity uses near alternative modes of transportation

The City of Scottsdale currently has a dedicated bike path running north and south on Cattletrack and east and west on Palo Verde. The final development of Siena Estates will offer sidewalks encouraging shared activity space for walking/biking along these same roads. A resident of Siena Estates choosing to live, work and play without an automobile would find the community desirable based on its close proximity to Downtown Scottsdale and the Resort Corridor offering a rare find in Arizona and truly multi-mobility city experience.



Land Use Element Goal 7 The proposed site plan will integrate into the surrounding physical, natural, and built environments.

Siena Estates will offer 7 lots with single story home restrictions ensuring that the new homes blend nicely with the existing homes in Schaffner Estates. The landscaping areas bordering the community will use a mix of desert vegetation that will require low water use and integrate into the existing landscaping of the community. Architectural elements will pay homage to the older Southwestern style in the surrounding neighborhoods while incorporating a modern twist of simplicity that will reflect current housing trends.

Land Use Element Goal 8 (Bullets 2 & 3) Describe how this development encourages a sense of community among those who work, live, and play within this local neighborhood.

As stated above in response 6. To the General Plan 2001, Siena Estates will add walking paths/sidewalks along the perimeter of the whole community that will tie in nicely with the walk/bike paths already dedicated on Cattletrack and Palo Verde. The community also sits very close to the Arizona Canal Trail that provides a walk/bike path to places of employment, entertainment, restaurants and hospitality services. The cul-de-sac design of Siena Estates reflects similar designs of surrounding neighborhoods and provides the residents with a quieter street and encourages a sense of community. The open space that will be added to the north side of Sundown providing a barrier to the commercial zone will also encourage residents to gather.

B. Guiding Principle: Support Economic Vitality

Economic Vitality Element Goals & Approaches:

- Sustain long-term economic vitality of community through redevelopment and improvement;
- Promote new jobs, retail, and entertainment opportunities in the community;
- Build high quality, eco-friendly single-family housing to revitalize the legacy community with houses over 30 years old;

Siena Estates adds economic growth by adding high-end, eco-luxury housing with higher density bringing the capacity for more residents to the area. Every new home built will be certified by several nationally recognized energy efficient organizations. Every home in Siena Estates will include solar panel systems reducing electric bills and rainwater harvesting systems with smart irrigation systems to reduce household water usage by up to 40%. In short, the 7 new households are expected to add minimal, if not reduce, the resource consumption of the previous 3 homes, while simultaneously boosting tourism, hiking, biking, land values, and the corresponding City tax revenues of all of the above.



C. Guiding Principle: Enhance Neighborhoods

Community Involvement Element Goals & Approaches:

- The Developer has had early and perpetual involvement of neighbors in the community design process;
- The Developer promotes participation through signs, display boards, mailings, email, public meetings, and phone conversations.
- Continued accessibility to the community will be maintained throughout the entire General Plan Amendment and Zoning process as well as considerate building practices put in place during land development and home construction;
- The Developer plans to continue use of community-wide informational mailings, meetings with local leaders, homeowners associations, businesses, places of worship, schools and other neighborhood stakeholders.

Housing Element Goals & Approaches:

- Add eco-luxury housing through design, building products, science, and required home certifications through the Department of Energy (DOE), Energy Star®, and National Green Building Standard (NGBS);
- Encourage energy efficiency through municipality and utility companies as well as local and national green building and sustainable programs;
- Siena Estates reinforces the surrounding good mix and variety of housing densities throughout Scottsdale;

Housing Element Goal 2 (Bullets 1, 2 & 4) Address how this development seeks variety of housing options that blend with the character of the surrounding community. Also, address how the home styles and architecture will support the composition of the surrounding neighborhood.

Siena Estates will meet a niche in the neighborhood that is not currently available providing new, single level, semi-custom homes with basement options. Every home in Siena Estates will be required to meet green building guidelines and obtain certifications from the National Green Building Standard (“NGBS”), an affiliate of the National Association of Homebuilders (“NAHB”) and Energy Star®. Where possible floorplans will include porches and courtyards with folding doors to create indoor/outdoor spaces to enjoy and encourage community gathering. Homes in the community will reflect combinations of transitional, modern and traditional architectural designs with touches of Southwestern elements to blend while revitalizing the neighborhood. (Please refer to Housing Element Goal 2 Exhibit for architectural samples)



Housing Element Goal 4 (Bullets 7 & 8) Describe how the proposed development will encourage a “live, work, and play” environment as a means to reduce traffic congestion, encourage economic expansion, and increase overall quality of life for the city’s residents.

The goal of Siena Estates is to appeal to residents hoping to live near a booming downtown center. Marketing will be aimed at attracting individuals who enjoy walking and biking with a focus on the new community sidewalks and close proximity to existing City walk/bike paths and the Arizona Canal Trail.

Neighborhoods Element Goals & Approaches:

- Revitalize a mature housing area and neighborhood to bring revitalization to the community;
- Use design and architectural tools to create aesthetically appealing neighborhoods and housing that increase the value for all community stakeholders;
- Promote public and private investment in the neighborhood both directly through revitalization and new development and indirectly through new homeowners that will patronize local retail, hospitality, and entertainment;
- Build homes that are environmentally sustainable for a long-time to come creating a more beautiful, comfortable, and healthy Scottsdale;
- Expand the Character Area and Neighborhood Plans program created by the City to recognize, preserve and enhance unique neighborhoods;
- Guide revitalization and development to be certain projects are appropriate and well-integrated with surrounding neighborhoods;
- The successful completion of Siena Estates will encourage more infill development in the community;
- Encourage green build techniques that are environmentally sensitive and friendly in the process of revitalizing and developing this infill project.

Siena Estates will add perimeter desert landscape tracts with winding sidewalks to create an interconnectedness of with both adjacent properties and the city of Scottsdale. The increased neighborhood foot and bike traffic will spill over onto the Arizona Canal Trail inspiring enthusiasts to use the canal and travel less than 1 mile to parks, Fashion Square Mall, Hilton Village, dozens of restaurants and hotels, churches, trolleys, buses, and multiple other forms of recreation and enjoyment that do not require Siena Estates residents to use an automobile to enjoy.

Neighborhoods Element Goal 2 (Bullet 1) Proposed redevelopment and revitalization efforts will provide for the long-term stability of Scottsdale’s mature residential and commercial neighborhoods. Please consider providing some analysis to the neighborhoods that surround the subject property as to their lot size or residence size as compared to the proposed development.



The southeast corner of McDonald and Scottsdale Roads include homes zoned R-4 through R-43 and is a very diverse neighborhood in terms of lot and home sizes. The other communities in the neighborhood zoned R-18 and R-18 PRD, as demonstrated in TABLE 1 Neighborhoods Element Goal 2 (Bullet 1), consist of home inventory built in the 1980's. Home building standards and technology has evolved a great deal in the past 30 years. The homes built in Siena Estates will offer the most current green building standards. The quality construction, healthy living and reduced resources used in the homes will be benefit the homeowner and City while continuing to hold their value over time. Smart home technologies continue to expand and with the basic framework included in each home they will be more easily adapted to future improvements. Siena Estates will offer lots roughly between 13,500 sq. ft. and 15,800 sq. ft. much like the lots offered in Woodleaf (located just Southwest of Siena Estates on Palo Verde). Siena Estates will offer floor plans with basement options bringing the average sq. footage of the community to 4,000 sq. ft., currently an under represented housing size in the neighborhood. Siena Estates will continue to mirror the diversity in curb appeal offering 7 different elevations using transitional modernized architectural elements to revitalize the vibe to the neighborhood.

Neighborhoods Element Goal 5 (Bullets 1 & 4) Proposed development will promote and encourage context appropriate development in established areas of the community. As applicable, address how green building and sensitive design techniques will be included in the proposed development.

The plan for Siena Estates is the City's future shining example of Neighborhoods Element Goal 5. Reuse. Reduce. Recycle. These three words will guide all construction and design work at Siena Estates from land development to housing design, construction of homes to final landscaping touches. Priorities will be placed on preserving all reusable materials, recycling whenever possible and focusing on reducing the final home's annual utilities use. To achieve this goal all Siena Estates floorplans will mandate solar passive design. In addition, each will include (or a more efficient/sustainable substitute):

- ◆ Solar System PVT Panels
- ◆ Smart Spray Foam Insulation at the roof and all exterior walls
- ◆ EnergyStar® vinyl windows
- ◆ CR6® LED Downlighting
- ◆ Rainwater Harvesting System
- ◆ Smart Home Technology
- ◆ Central Vacuum
- ◆ Plumbing fixtures with WaterSense® labels
- ◆ Energy Star labeled appliances



- ◆ Programmable thermostat with timer (or smart phone control)
- ◆ EnergyStar® Certified
- ◆ Home Innovations Rated
- ◆ Low Volatile Organic Compound (VOC) products
- ◆ HEPA air filtration with Fresh air intake system
- ◆ Tankless water heater (when applicable)
- ◆ Sustainable, healthy living interior home finishes
- ◆ Low water use landscaping with turf restrictions
- ◆ Smart landscape irrigation control

D. Guiding Principle: Preserve Meaningful Open Space

Open Space and Recreation Element Goals & Approaches:

- Create passive and active indoor and outdoor homes design and neighborhood to blur the lines between development and nature;
- Encourage use of hiking and biking trails within walking distance of the community;
- Preserve scenic views and major city open spaces while integrating development into city corridor;
- Continue to work with like-minded specialists to design land use plans that consider topography, wildlife, view corridors, and open spaces;
- Advertise live, work and play concepts that promote walk and bike-ability to improve quality air;

All Siena Estates floorplans will mandate passive design and blurring the lines between indoor and outdoor. In addition, a wide landscaped area will be added to the northwest side of the community to help soften the transition between commercial residential zones on Sundown with a planning emphasis on meaningful, usable open space in this tract.

Preservation and Environmental Planning Element Goals & Approaches:

- Use vast array of existing technology in development and homebuilding to reduce carbon footprint and energy use with a goal of over 50% improvement to current use;
- Offer rainwater harvesting and smart home design to contribute to state and local water reserve;
- Be a steward of the green building mega-movement in redevelopment and the community as a whole;



- Reduce waste and recycle through all stages of deconstruction, development and the homebuilding product life cycle;
- Introduce development processes that minimize waste through adaptive re-use of existing products and introduction of new products that are environmentally friendly;
- Preserve indigenous plants and introduce desert-scape landscape that is both beautiful and appropriate to location and community.

A majority of the native resources are in bad shape due to age and lack of care, we expect to relocate existing palm trees and plant over indigenous, adolescent, trees plants on the new maintained tracts. The existing plants that can be preserved will be labeled “high priority” resources, taped off to not disturb or moved to onsite nurseries to be used in the final landscape plan. All new plant pallet for the homes and common areas will be desert appropriate requiring very little water including turf restrictions.

Preservation and Environmental Planning Element Goal 4 (Bullets 1, 3, 5, 10 & 11)

How the proposed development will reduce energy consumption and promote energy conservation

Residential buildings use the nationally recognized Home Energy Rating System (HERS) Index to measure a home’s energy efficiency. Siena Estates is replacing three (3) homes built in the 1980’s. In general, homes built during the 80’s carry HERS scores of 130-140. By implementing the included features stated under question 12. of the 2001 General Plan response, homes in Siena Estates will surpass the 2015 IECC Code and rating of 55 by receiving average HERS scores between 40-50 as estimated by local professional, Mike Bestenlehner of Best Energy Rating.

E. Guiding Principle: Seek Sustainability

Cost of Development, Growth of Development, Growth Areas, Public Services and Facilities
Elements Goals & Approaches:

- Improve existing infrastructure where applicable to integrate new community with surrounding streets and transportation;
- Provide direction and access to public transit and pedestrian amenities;
- Follow natural path of development in multimodal circulation system;
- Promote access to local parks and recreational opportunities.

The parcel is in close proximity to City sewer, so it is assumed that the Developer will extend the sewer connection to Siena Estates, which will add approximately 32 new fixtures to the system. Due to the sustainable building concept that permeates everything the Developer does, only an 8 ton increase is expected in waste and with a goal to minimize this



number further through new compost technologies. The Developer follows a strict process to successfully reduce deconstruction and construction waste by over 50%, as well as reducing energy and water use by over 75%. Furthermore, a person would be hard-pressed to find a better infill location in Scottsdale's growth area than this location at McDonald Rd. & Miller/Cattletrack. Access and walkability to retail, malls, hospitality, hiking, biking, and recreation is omnipotent.

F. Guiding Principle: Advance Transportation

Community Mobility Element Goals & Approaches:

- Incorporate drainage easements, maintained landscape tracts, and public open space into the design to reduce motor traffic;
- Promote live, work and play attributes of community and proximity to the canal as a preferred means of travel and access;
- Encourage development that supports citywide corridors;
- Provide adequate open space and connectivity to encourage live, work and play between adjacent neighborhoods and Scottsdale amenities as a whole.

In addition to the close proximity to the canal, trolley and bus system, discussed previously in the Narrative, the park and paved bike route system 1 mile away parallel and adjacent to Hayden Rd. offers further connectivity to North Scottsdale, through Old Town, and down to Tempe Town Lake and ASU. Speaking from a person that lives ¼ mile from the site on the same side of the Canal with similar proximity to the Canal, there is very little need for cars in this market

Preservation and Environmental Planning

Community Mobility Goal 8 (Bullets 1 & 2) Describe how the proposed development will encourage a "live, work, and play" environment as a means to reduce traffic congestion, encourage economic expansion, and increase overall quality of life for the city's residents.

The goal of Siena Estates is to appeal to residents hoping to live near a booming downtown center. Marketing will be aimed at attracting individuals who enjoy walking and biking with a focus on the new community sidewalks and close proximity to existing City walk/bike paths and the Arizona Canal Trail.

IV. Conformance with Southern Scottsdale Character Area Plan

Land Use: The site is located between Scottsdale Rd. (West), Hayden Rd. (East), McDonald Rd. (North) and Chaparral Rd. (South) adjacent to the Canal in a prime area for redevelopment from Rural to Suburban use.



Character & Design: The project respects the current character of the surrounding community, while improving all facets of resident lifestyle. Through adaptive re-use in deconstruction, innovative design, and technology such as solar and rainwater harvesting, the new neighborhood will reduce the current carbon footprint while simultaneously adding residents to Scottsdale.

Character & Design Chapter Goal 1 (Policies 1.1 & 1.2) How the proposed development respects existing neighborhood character and design.

The most critical reason to reinvest and revitalize Schaffner Estates and develop Siena Estates is to bring out-of-date homes to current code standards, reduce drain on utilities and energy while improving and expanding current infrastructure in the area. Downtown Scottsdale continues to grow and include more modern architectural styles. The homes neighboring Downtown need to model the same architectural aesthetics. Siena Estates will offer a small community within the neighborhood focusing on sustainable building practices. The transitional modern architectural styles will link together the homes of 1980's with today's designs reinforcing the relevance of the neighborhood's vitality.

Character & Design Chapter Goal 4 (Policies 4.1-4.3) and, as applicable, **Goal 6 (Policies 6.2-6.4)** and speak to site and building design of new development/redevelopment and how it responds to the Sonoran Desert climate. As applicable, elaborate on how the proposed development responds to this desert climate via green design elements.

All homes in Siena Estates will mandate solar passive designs. This will include roof overhangs and inset windows where applicable. Homes will be positioned on lots and roofs, where possible, will be designed to reach maximum solar power energy.

Character & Design Chapter Goal 7 (Policies 7.1-7.3) in regards to how the proposed development responds to the protection of low-scale single-family neighborhoods within Southern Scottsdale by using landscape buffers and traditional building forms.

Siena Estates will bring with it new landscaped sidewalks running along Cattletrack and Palo Verde as well as the perimeter of the community to enhance the feel and connectedness to other communities. Siena Estates will only features single level, single-family homes to blend nicely with the adjacent properties and maintain the current scale of homes at the street level. Community walls along Sundown will be low, where permitted, to sustain a feeling of openness along Sundown.

Economic Vitality: Three 40+ year old homes currently exist on the 3.2 acres of land. Revitalization through smart development will improve the land use and add investment and citizens to a mature area, which is critical to the future viability of Scottsdale.

Neighborhood Revitalization: Repurposing the dilapidated houses and injecting new life and productive housing will revive the neighborhood.



Neighborhood Revitalization Chapter Goal 1 How the proposed development will enhance the current residential neighborhood. The first submittal narrative states that “repurposing the dilapidated houses and injecting new life and productive housing will revive the neighborhood”. Please elaborate on this statement and discuss how the changes will enhance rather than detract from the established neighborhood character.

Currently, as you head east on Palo Verde the northwest corner of Cattletrack and Palo Verde stand out as the sidewalks disperse and the lush turf landscaping stops at 75th Place. Siena Estates will fill in a currently missing element on Palo Verde completing the sidewalk and adding in landscaped areas on the north side of the street to give a more complete feeling to the neighborhood. The landscaping plan at Siena Estates will not include much if any turf because it does not fit well within the strict water conservations plans for the development. However, native desert landscaping will meld with current landscaped areas running along Cattletrack. Siena Estates will provide a bridge between the existing landscaping along both streets that is currently missing. Siena Estates will also offer 7 different home elevation to continue the unique curb appeal in the area while incorporation more modern housing designs.

Neighborhood Revitalization Chapter Goal 2 (Policies 2.1 & 2.2) How the project’s proposed pathway promotes multi-modal connections throughout Southern Scottsdale neighborhoods.

In general, the physical location of Siena Estates will draw potential homebuyers that wish to be centrally located to place they “work and play.” Siena Estates will incorporate sidewalks around the perimeter of the community, which will be useful for residents as well as neighbors. Marketing materials will highlight the closeness to the City’s walking and biking paths as well as the access to the Arizona Canal Trail that crosses right through the heart of Scottsdale. The Land Developer will maximize efforts to attract homeowners that are interested in enjoying alternative forms of transportation.

Neighborhood Revitalization Chapter Goal 3 How the proposed development project will strengthen the current neighborhood identity, unity and health as a part of Southern Scottsdale.

As a first step in the development process of Siena Estates neighbors were consulted for their comments and desires for the development. The comments received were incorporated in the final design. The neighbors of Schaffner Estates did not want to be closed off from the new development. To address that the perimeter walls along Sundown will be low where permitted. Landscaping along Sundown will be strategically planned to provide a view to open space and screen houses. The most northern portion of the property will include a landscaped open area to provide a seamless transition between the commercial and residential spaces and provide a community gathering space.



The housing designs themselves will also be geared towards indoor/outdoor living including as many outdoor living spaces as possible in the designs giving the overall feeling of openness to the community.

Community Mobility: The close proximity to the canal, parks, biking and hiking trails lend the community to a sustainable, environmentally, foot-friendly new existence.

Community Mobility Chapter Goal 4 How the project's proposed pathway promotes multi-modal connections throughout Southern Scottsdale neighborhoods.

In general, the physical location of Siena Estates will draw potential homebuyers that wish to be centrally located to place they "work and play." Siena Estates will incorporate sidewalks around the perimeter of the community, which will be useful for residents as well as neighbors. Marketing materials will highlight the closeness to the City's walking and biking paths as well as the access to the Arizona Canal Trail that crosses right through the heart of Scottsdale. The Land Developer will maximize efforts to attract homeowners that are interested in enjoying alternative forms of transportation.

Public Service Facilities: The project is less than a mile from fire station, bus station, and the local Chaparral park system.

Preservation and Environmental Planning: Adams Craig is committed to the highest level of sustainability in building, from building envelope, to passive design, to lighting solar, and water conservation. We will promote sustainable living in all facets, including transportation. With the recent paving and planting improvements to the Canal path(s), as well as the new Canal bridge system, Siena Estates is the perfect blend into "the new Scottsdale" where we walkways and bikeways will rival, and ultimately minimize, automobile traffic.

IV. Planned Residential Development (PRD)

The Developer is seeking a PRD overlay in addition to R1-18 rezoning to allow variances in the front lot widths beyond what is allowed per the ESLO. The front yard width required in the ESLO for R1-18 districts is 120' with a 25% reduction allowance to 90' wide. The lots proposed for Siena Estates range from 61' - 103' with a total of 6 lots falling below the 25% allowance. The lot sizes in Siena Estates range from 13,507 sq ft to 15,855 sq ft with no lots falling below the 25% allowance of 13,500 sq ft. Obtaining the PRD will allow for better shaped lots that will mirror and blend nicely with the adjacent community, Schaffner Estates. The increased density in the Property is consistent with surrounding R-18 and R-18 PRD communities to the south on Palo Verde.



V. Conclusion

The Developer, Adams Craig, requests to invest, revitalize and redevelop the southwest corner of Cattletrack and McDonald. Adams Craig will work along side the City and Neighborhood to build a community that meets the needs of an ever-changing area located in Southern Scottsdale. Siena Estates will be a sister cul-de-sac community that will mirror the distinguished cul-de-sac community to the west on Sundown, Schaffner Estates. The likeness in design will blend the two communities together seamlessly. As stated in the Scottsdale General Plan 2001, *Greater diversity in housing and population will likely occur over the next few decades. An increased age differential and wider geographic distribution in the housing stock will result in increased differences in lifestyle and neighborhood character. Ongoing combined efforts by the Scottsdale Area Chamber and the city to attract and support high quality and diverse businesses will enhance the stability and adaptability of the local economy.* (*Scottsdale General Plan www.scottsdaleaz.gov*) Siena Estates will be a pedestrian friendly community with dynamic streetscapes featuring transitional modern homes with Southwestern elements. The home designs will foster interior and exterior open spaces to gather as well as the creation of a new open space along the northeast side of Sundown Drive between the commercial and residential zones. Siena Estates will renew the eco-vitality of the area replacing obsolete construction practices of the 1980's with new cutting edge building practices and technologies.



Housing Element Goal 2 Exhibit

MODERN



TRANSITIONAL MODERN



TRADITIONAL





TABLE 1

Neighborhoods Element Goal 2 (Bullet 1)

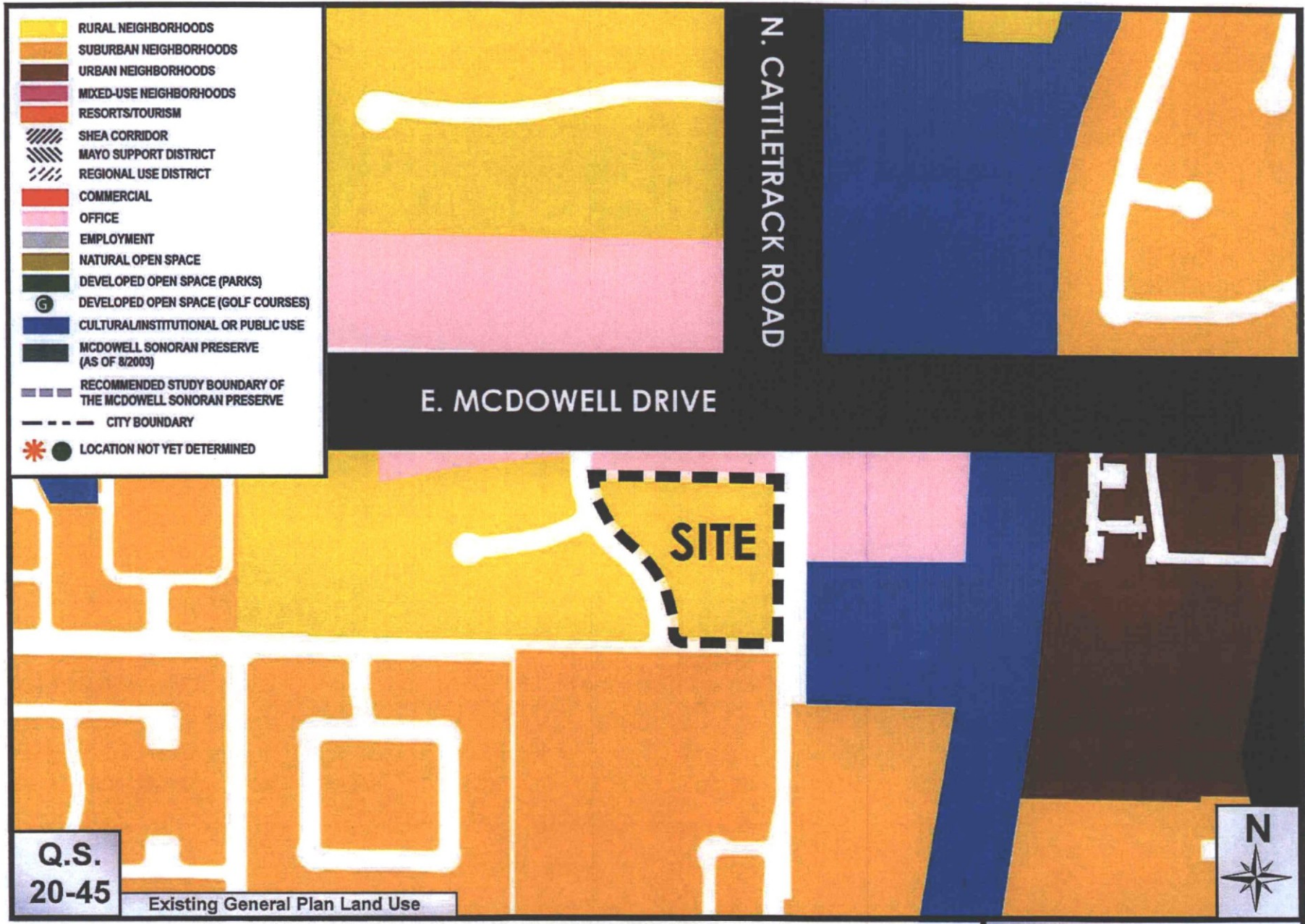
Siena Estates:

Average Lot Size: 14,361.8 sq. ft.

Lot Size Range: 13,507 – 15,855 sq. ft.

	Approx. SQ FT	Year Built	Approx. Lot Size Range	
CONEJO ESTATES	3749	1982	19,001	25,833
DEL PRADO	3812	1983	19,819	26,233
PRIVADO VILLAGE	2893	1983	11210	13800
WOODLEAF	3579	1980	13,336	15,819

R-18 & R-18PRD SOUTHEAST CORNER McDonald/ Scottsdale Roads	3270	1982	13946	17645
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Siena Estates

ATTACHMENT #5

10-ZN-2017



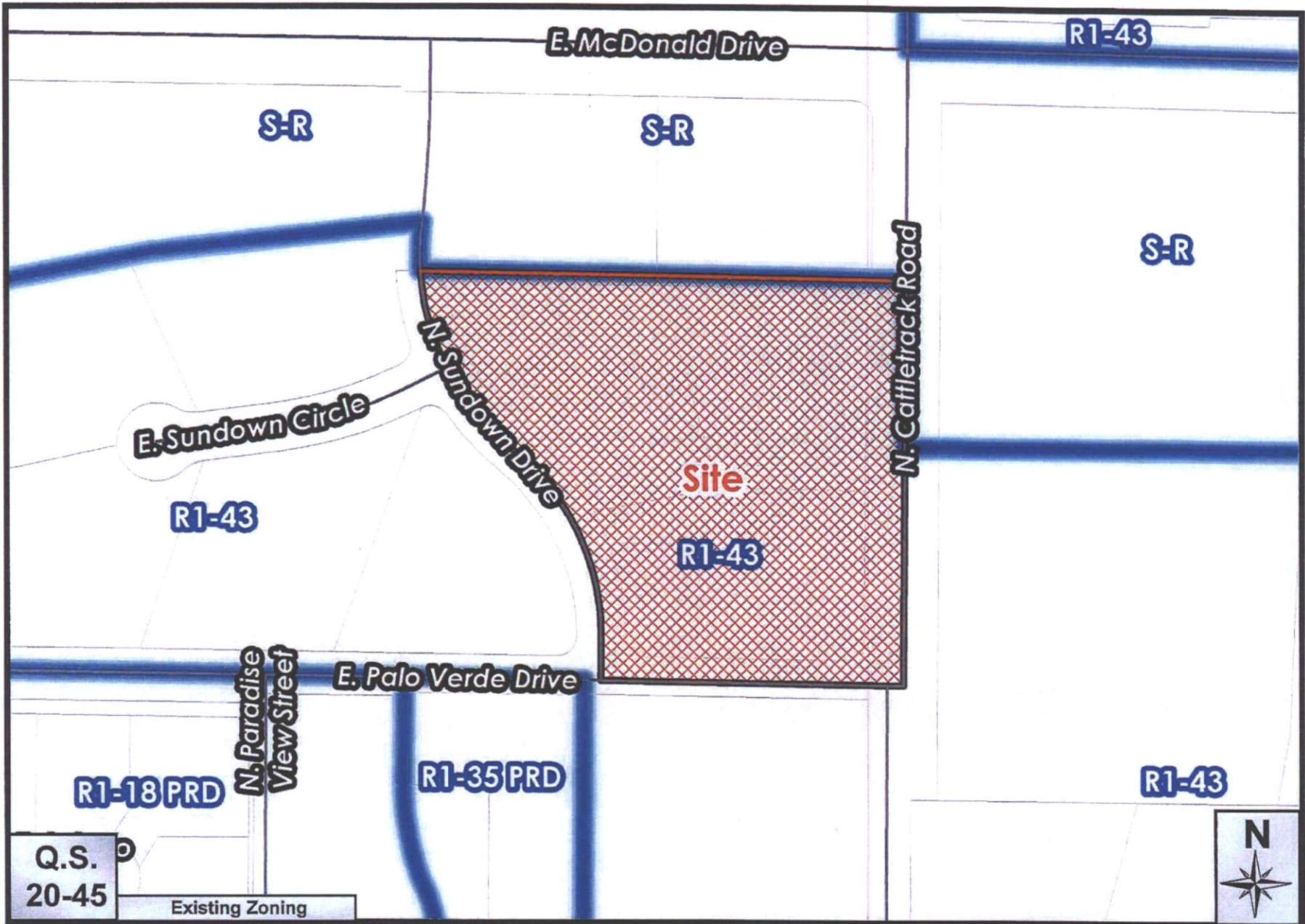
**Q.S.
20-45**

Proposed General Plan Land Use

Siena Estates

ATTACHMENT #6

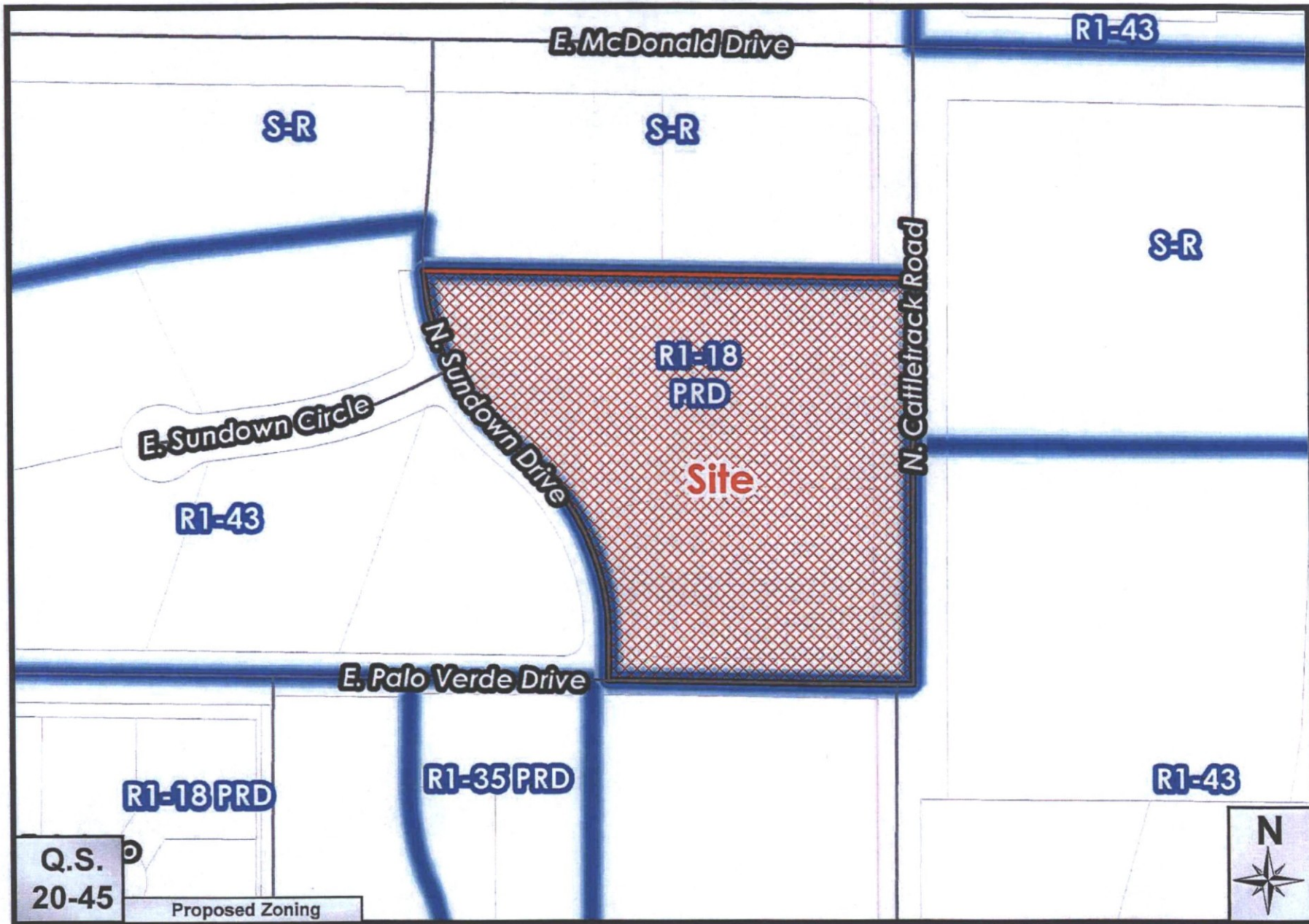
10-ZN-2017



Siena Estates

ATTACHMENT #7

10-ZN-2017



Siena Estates

ATTACHMENT #8

10-ZN-2017

75-25

State of Arizona } ss.
County of Maricopa }

Know all Men By These Presents

That the Phoenix Title and Trust Company an Arizona Corporation Trustee has subdivided under the name SCHAFFNER ESTATES the NE 1/4 NW 1/4 & E 1/4 NW 1/4 NW 1/4 Section 14 T 2 N R 4 E G 2 S R 8 M Maricopa County Arizona and hereby publishes this plat as and for the plat of said SCHAFFNER ESTATES and hereby declares that said plat sets forth the location and gives the measurements and dimensions of the lots and streets constituting same and that each lot and each street shall be known by the number or name that is given to each respectively on said plat and the Phoenix Title and Trust Company as Trustee hereby dedicates to the public for use as such the streets shown on said plat and included in the above described premises Easements are dedicated to the use shown

In witness whereof the Phoenix Title and Trust Company as Trustee has hereunto caused its corporate name to be signed and its corporate seal to be affixed by the undersigned officers the same duly authorized this 20th day of November 1957

PHOENIX TITLE AND TRUST COMPANY AS TRUSTEE

Charles E. Spahr
Vice President

Attest *[Signature]*
Assistant Secretary



State of Arizona
County of Maricopa

On this the 20th day of January 1958 before me the undersigned officer personally appeared *Charles E. Spahr* and *D. B. [unclear]* who acknowledged themselves to be Vice President and Assistant Secretary respectively of the Phoenix Title and Trust Company a corporation and that they as such officers respectively being duly authorized to do aforesaid the foregoing instrument for the purposes therein contained by signing the name of the corporation as Trustee by themselves as such officers respectively.

In witness whereof I hereunto set my hand and official seal

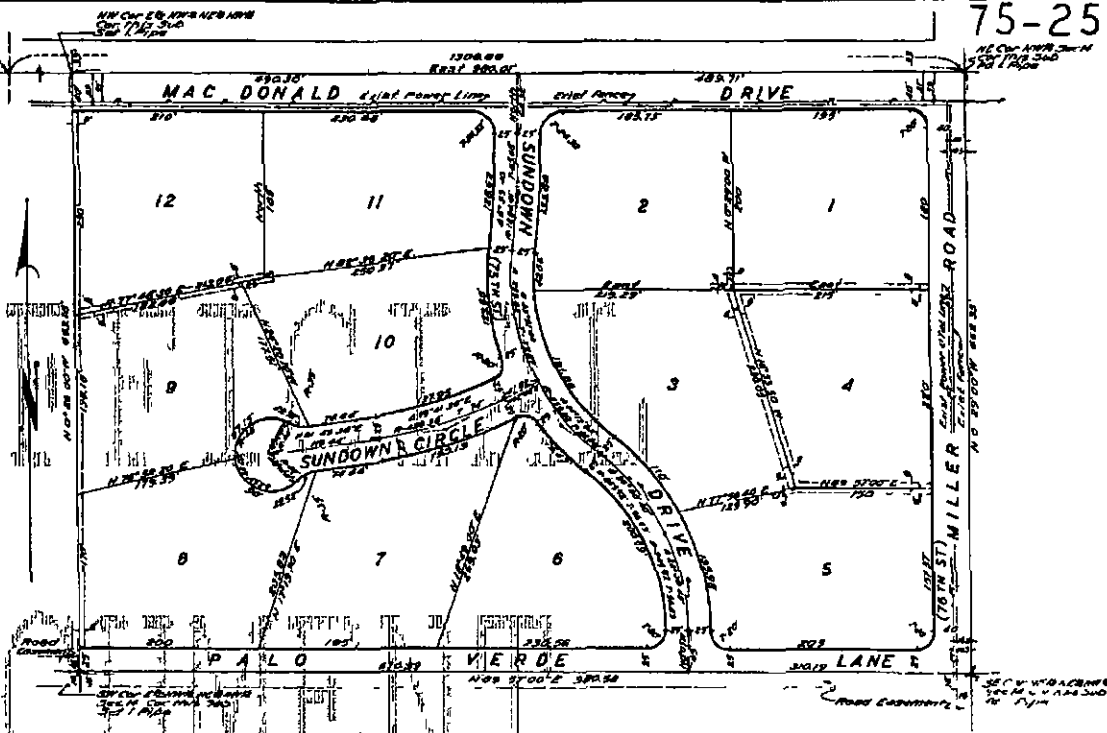
Shelby [unclear]
Notary Public

My Commission expires January 1, 1958



Approved by the Maricopa County Planning and Zoning Commission this 20th day of November 1957

By *K. C. [unclear]*
Acting Director



SCHAFFNER ESTATES

A SUBDIVISION OF PART OF THE
NE 1/4 NW 1/4 SECTION 14 T 2 N R 4 E G 2 S R 8 M
MARICOPA COUNTY ARIZONA
SPARLING ENGINEERING CO
SCALE 1" = 60 FEET

This is to certify that the survey and subdivision of the premises described and plotted hereon were made under my direction during the month of December, 1957

[Signature]
REGISTERED CIVIL ENGINEER



15 11
I have examined the plat and find it correct and conforming to the laws of the State of Arizona and the rules and regulations of the State Board of Registration for Professional Engineers and Surveyors. I have also examined the original survey and subdivision and find it correct and conforming to the laws of the State of Arizona and the rules and regulations of the State Board of Registration for Professional Engineers and Surveyors.
G. E. Sparling
REGISTERED CIVIL ENGINEER

1-20-45
S-902

JOB NO. 4300

ATTACHMENT 9

Indicates Easement for Public Utilities

ADAMS CRAIG ACQUISITIONS

REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES

PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250

APN's 173-04-016, 173-04-017, 173-04-018

DRAINAGE NARRATIVE

THE EXISTING PARCELS AND HOMES DRAIN GENERALLY TO THE SOUTHEAST. THE LOTS WILL DRAIN TO THE CUL-DE-SAC TO BE COLLECTED AND DIRECTED BY STORM DRAIN TO A PROPOSED SHALLOW BASIN WHICH WILL DRAIN INTO EXISTING CATCH BASINS BY CATTLE TRACK THAT DIRECT WATER TO THE EXISTING RETENTION BASIN LOCATED EAST OF CATTLETRACK AND SOUTH OF McDONALD DRIVE. PORTIONS OF LOTS 4-7 WILL DRAIN TO CATTLETRACK AND TO PALO VERDE TO BE TREATED IN SMALL RETENTION BASINS DESIGNED TO ASSIST IN PROVIDING ADDITIONAL RUNOFF GENERATED BY THE DEVELOPMENT.

ENGINEER'S NOTES

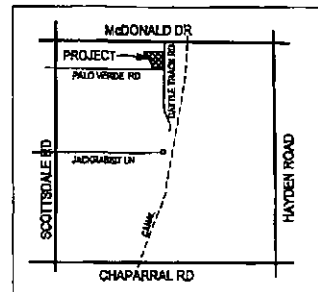
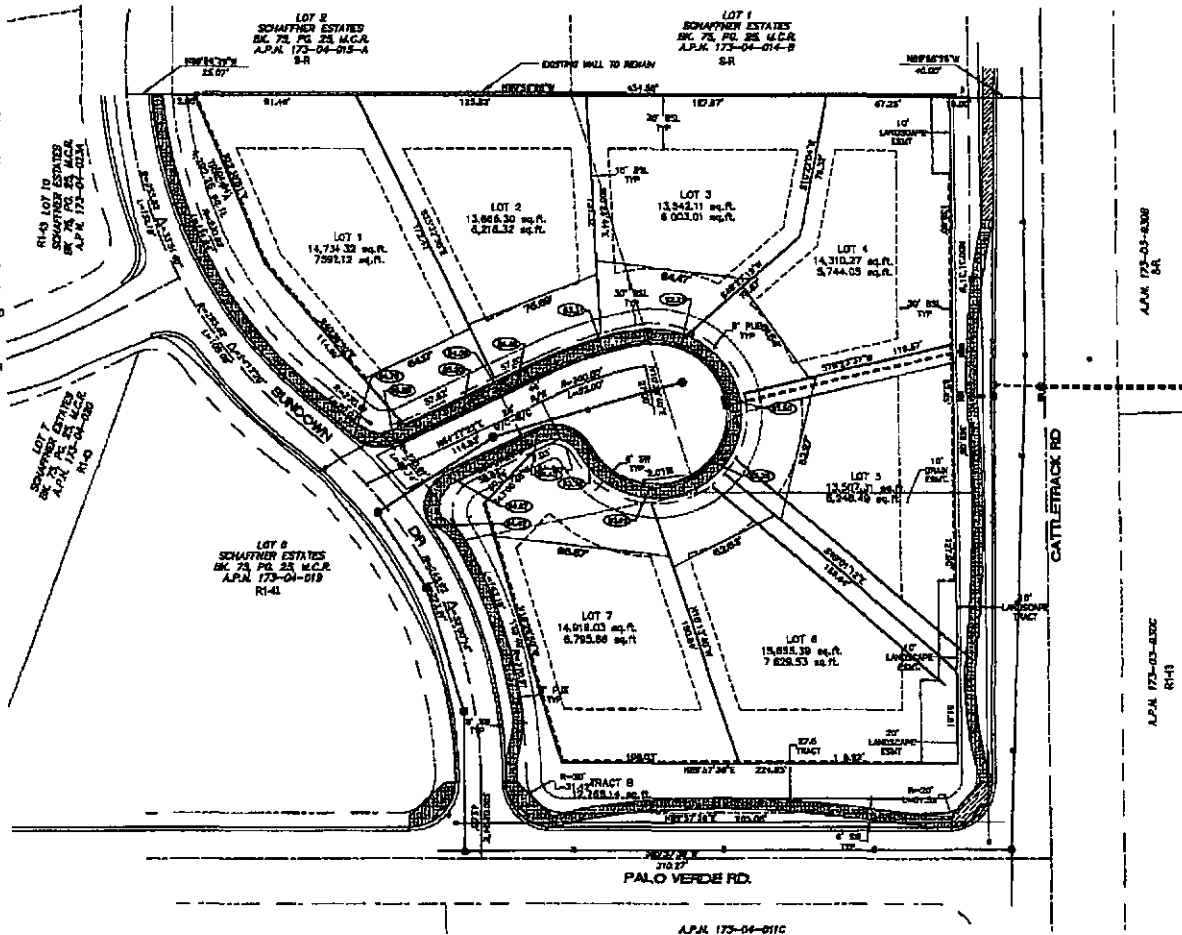
1. THE POWER, GAS AND WATER UTILITIES ARE ALREADY LOCATED IN THE EXISTING STREETS. THE EXISTING EASEMENTS AND UTILITIES LOCATED WITHIN THE LOTS WILL BE ABANDONED AND REMOVED. NEW FACILITY LINES WILL BE EXTENDED INTO THE PROPOSED CUL-DE-SAC AND SERVICES PROVIDED TO EACH LOT.
2. THE EXISTING SEPTIC SYSTEMS WILL BE ABANDONED AND REMOVED. THE PROPOSED LOTS WILL BE CONNECTED TO A SEWER LINE THAT WILL BE EXTENDED INTO THE DEVELOPMENT FROM PALO VERDE LANE.
3. THERE ARE NO APPARENT NATURAL WATERCOURSES WITHIN CLOSE PROXIMITY TO THE PROPERTY.
4. THE EXISTING STRUCTURES WILL BE REMOVED AS THE PROPERTY IS DEVELOPED.
5. THE ZONING BOUNDARY IS EXTENDED TO THE CENTERLINES OF CATTLETRACK, PALO VERDE AND SUNDOWN.
6. THE SIDEWALK WILL BE EXTENDED ALONG PALO VERDE.
7. CURB, GUTTER AND SIDEWALK WILL BE ADDED ALONG THE EAST SIDE OF SUNDOWN DRIVE.
8. THE PAVEMENT IN SUNDOWN WILL BE REMOVED BY MILLING AND REPLACED WITH NEW ASPHALT PAVEMENT AND PERFOR CURB ALONG THE WEST SIDE OF THE STREET DURING THE CONSTRUCTION OF THIS PROJECT.
9. THE EXISTING DRIVEWAY LOCATIONS ALONG CATTLETRACK AND PALO VERDE WILL BE REMOVED AND REPLACED WITH CURB AND GUTTER TO MATCH THE EXISTING.
10. NEW STREET TO BE CONSTRUCTED PER SUBURBAN LOCAL RESIDENTIAL SECTION.
11. EACH LOT WILL BE REQUIRED TO HAVE PARKING FOR AT LEAST FOUR (4) VEHICLES, TWO COVERED (GARAGE) AND TWO ON THE DRIVEWAY.

LEGEND

- TOP OF CURB
- GRADE BREAK
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- BUILDING SETBACK LINE (BSL)
- EXISTING CONCRETE (TO REMAIN)
- PROPOSED CONCRETE
- PROPOSED CONTOUR
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING WALL (TO REMOVE)
- EXISTING WALL (TO REMAIN)
- PROPOSED WALL
- STORM DRAIN

LEGAL DESCRIPTION

THAT PART OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE G&A AND GALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 PARCELS 3, 4 AND 5 OF SCHAFFNER ESTATES RECORDED IN MCR BOOK OF MAPS 72, PAGE 23.



VICINITY MAP

PROJECT DATA

EXISTING ZONING: R1-41
 PROPOSED ZONING: R1-18 PRD
 EXISTING CP: RURAL
 PROPOSED CP: SUBURBAN
 GROSS AREA: 3,800 AC
 GOVTY: 1.84 DU/AC
 EX. PARCEL AREA: 6,039 AC
 PROP. ROW AREA: 0.28 AC
 NET AREA: 2,770 AC
 TRACT AREA: 0.28 AC
 OPEN SPACE: 17,085 SF
 NET OPEN SPACE: 14,558

NOTE

- GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY)
 - EX. PARCEL AREA IS THE AREA OF LOTS 3-5 OF SCHAFFNER ESTATES.

BUILDER

ADAMS CRAIG ACQUISITIONS
 7104 E CHAPARRAL RD
 SUITE 1110-113
 SCOTTSDALE, ARIZONA 85250
 PHONE: (480) 834-5015

ENGINEER

CK CONSULTING, L.L.C.
 4858 EAST BUCKLINE ROAD
 SUITE 101
 MESA, ARIZONA 85206
 PHONE: (480) 884-8542
 FAX: (480) 276-5312



SIENA ESTATES
 PALO VERDE LANE AND CATTLETRACK ROAD
 SCOTTSDALE, AZ 85250




SUBDIVISION PLAN

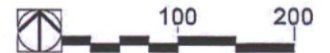
PROJ. No:	3639	
DATE:	SEPT 2017	
SCALE:	1" = 30'	
DESIGNED BY:	CK	DRAWN BY:
REV:		APPROVED:
		DRAWING NO.:
		1
		SHT 1 OF 1

ATTACHMENT 10



LEGEND

-  Streetscape Landscape
23,354 SQ FT / 19.14 % of Net
-  Building Envelopes
-  Privately Owned / Maintained Landscape
(does not contribute to provided open space)





02/22/2017

Mr. Jesus Murillo
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
(VIA U.S. MAIL)

RE: SIENA ESTATES / PRE-APP # 25-PA-2016

Dear Mr. Murillo:

Per your request, attached please find our application to rezone lots 3, 4 and 5 of current Schaffner Estates shown on the attached Plat Map from R1-43 to R1-18. As you are aware, we had our preliminary meeting for the proposed rezoning on December 15, 2016. The meeting went very well, and Msrs. Benz of lot 7, Pena of lot 9, and Johnson of lot 6 were all in attendance. Response was very positive, and we used the last 60 days to incorporate all their notes into the plan submittal you see today. I also met with the Board of Directors of Privado Village Homeowners Association (notice the 57 homeowners to the south in this master plan) and, likewise, they support our new community.

Mr. & Mrs. Johnson of lot 6 brought up an initial concern of legacy CC&Rs and Association documents from the former Shaffner Estates. I advised them that all private deed restrictions had been terminated under the attached Termination of Declaration in 1990 of over 75% of homeowners, but I opted not to focus on any legal discussion in the meeting in favor of seeing if we could get to an agreement on a layout of our new proposed community (working name "Siena Estates") that him and his wife would approve. I am happy to report that as of our last conversation, he was very much on board with the attached 7 lot plan. He asked if there might be a possibility of rebranding the entire Schaffner Estates community and adding a gate at the entrance of the entire community. As such, I created the attached questionnaire for your review and remain open to this possibility if the City thinks his idea might benefit all stakeholders.

We believe we have a winning plan with overwhelming support from surrounding neighbors and are eager to take the next steps in the rezoning process. Please accept this letter and the attached application documents to begin our formal application. Our Civil Engineer, Carl Bloomfield, with 6K Consulting, is co'd on this email as well. We would like to request a second meeting with your office the week of February 27th and will bring colored renderings to the meeting. Please feel free to call me at 480.244.2557 with availability and any questions.

Best Regards,

Stephen Adams

cc: Cholla Sujini (via email)
Carl Bloomfield (via email)

adams craig

address: 7904 E Chaparral Rd., #A110-113, Scottsdale, AZ 85250 phone: 480.634.5015
email: info@adamscraigacq.com web: www.adamscraigacq.com OR visit: www.Saguaro-Place.com

ATTACHMENT 12

Javoronok, Sara

From: Cholla Susini <csusini@adamsrcraigacq.com>
Sent: Tuesday, September 19, 2017 12:41 PM
To: Javoronok, Sara
Subject: First meeting attendance for Siena Estates

Hi Sara,

Here is the attendance from the first meeting with the neighbors

1. Mr Benz dbenz602@outlook.com
2. Mr Pena henry25_us@yahoo.com
3. Mr. & Mrs Johnson dorgjohnson@g.com
4. Mrs. Lopez lopezcy@gmail.com

Cholla Susini
Adams Craig
7904 E Chaparral Rd.
#A110-113
Scottsdale, AZ 85250
480 634.5015 (O)
480 223 3746 (C)
www.adamsrcraigacq.com



Home Innovation
NGBS GREEN PARTNER



Dear Neighbor,

My name is Stephen Adams, and I am a long-time Scottsdale resident and proud owner of Adams Craig Acquisitions. I am a veteran homebuilder in Arizona and Nevada with over 15 years experience. I started Adams Craig in 2010 and began to offer my award winning SUPERIOR ENERGY SYSTEM HOMES! Our homes and communities are always infill properties identified in prime locations. Each property must meet the company's mission to make the world a better place, improve the quality of the future home buyer's life and minimize resource waste.

The purpose of my letter is to introduce you to our newest project, Siena Estates. The projects temporary case file is 391-PA-2016. We have acquired 3.2 acres in the current Schaffner Estates. Our plan is to rezone the property into a 7 lot community that will feature state-of-the-art, semi-custom homes with all of our signature cutting edge, energy efficient technology. We would like to invite you to be a part of the process to make Siena Estates a community we all are proud to create.

Our first public meeting to discuss our plans will be posted at the community site. In the future, you will receive formal invites to planned meetings but please feel free to contact me directly with any questions about our plans. I can be reach by phone at 480-634-5015 or by email at info@adamscraigacq.com. We are working together with the City of Scottsdale to accomplish our goals. The city representative is Brad Carr. He can be reached at 480.312.7713 or by email at bcarr@scottsdaleaz.gov.

Adams Craig continues to push the integration limits between technology and smart building. We hope you will visit our website at www.adamscraigacq.com to learn more about the future of homebuilding!

Sincerely,

Stephen Adams
Adams Craig
7904 E. Chaparral Rd.
#A110-113
Scottsdale, AZ 85250
480.634.5015 (O)
480.244.2557 (C)
www.adamscraigacq.com

1-GP-2017
4/20/17

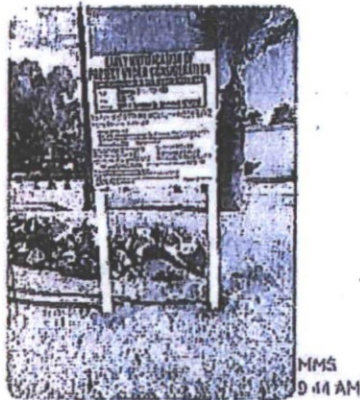
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email: info@adamscraigacq.com web: www.adamscraigacq.com OR visit: www.Saguaro-Place.com

AFFIDAVIT OF SIGN POSTING

The undersigned representative on behalf of the applicant has complied with the City of Scottsdale notification requirements for the **Early Notification of Project Under Construction Project #:391-PA-2016** located at **5805 E Sundown Rd. Scottsdale AZ 85250** on **12/2/16** at **9:44 am**

← Larty MSI Inst... ▾ CALL MORE
16236286968



Motivational Systems Inc.

Sign Company Name

Jennie Avila

Sign Company Representative



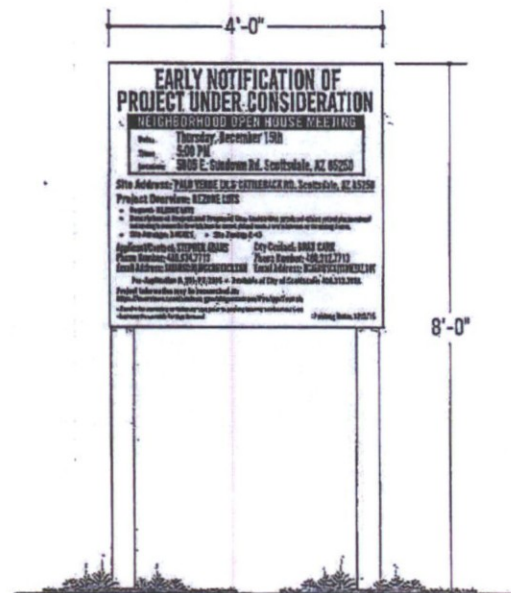
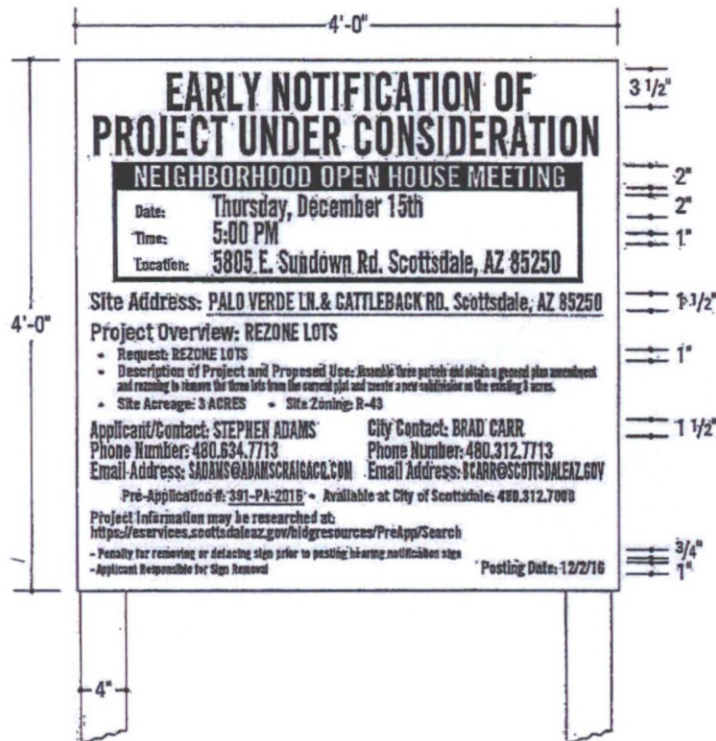
Subscribed and sworn to me on this 2 day of December, by 2016

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Notary Public

My Commission expires: May 10, 2019

1-GP-2017
4/20/17



MSI Motivational Systems Inc

- Fresno (559) 421-2102
- Las Vegas (702) 253-4470
- Livermore (925) 469-1900
- Phoenix (602) 466-8844
- Sacramento (916) 625-8234
- San Diego (619) 476-5246
- Southern Ca (714) 328-2527

PROJECT
ADAMS CRAIG ACQ. CORP
CLIENT
ADAMS CRAIG ACQUISITIONS
JOB#/PO#: 460-43679-0GD
MO# 00198306
AE JENNIE AVILA
DESIGNER MALLORY POELTLER
ORIGINAL DATE 12-01-16
REVISIONS 0

SCALE
1" = 1' - 0"
MAC FILE NAME (GD-15)
ADAMS CRAIG NOTICE

LOGO IS-PROD-READY

CLIENT APPROVAL
 As Is With revision(s)

Signature _____ Date _____
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PROJECT CONSTRUCTION NOTICE

- SUB - 1/2" MDO WOOD SUBSTRATE W/ PHOTOVINYL PRINTED GRAPHICS & UV LAMINATE
- POSTS - 4"X4"X8" WOOD, POSTS PAINTED WHITE
- COLORS - WHITE BACKGROUND, W/ BLACK COPY/GRAPHICS
- FONT - TRADE GOTHIC BOLD CONDENSED

1-GP-2017
4/20/17



Dear Superintendent

Scottsdale School District

Dear Sir or Madam,

This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No 455) Article 1 Administration and Procedures, Section 1.15000, Collaborative City and School Planning.

Please be advised that we are applying for a rezoning application that changes the zoning classification result in greater residential densities allowed on the subject property. The property is currently zoned for 3 residential units; our application will result in a total of 7 units allowed, an increase of 233%.

Enclosed please find a detailed project narrative, a location map, site plan and the determination form required by the City per the above ordinance. I would like to schedule a meeting with you to discuss the above proposal. Please call me at 480.244.2557 to discuss at your convenience or email at sadams@adamsraigacq.com.

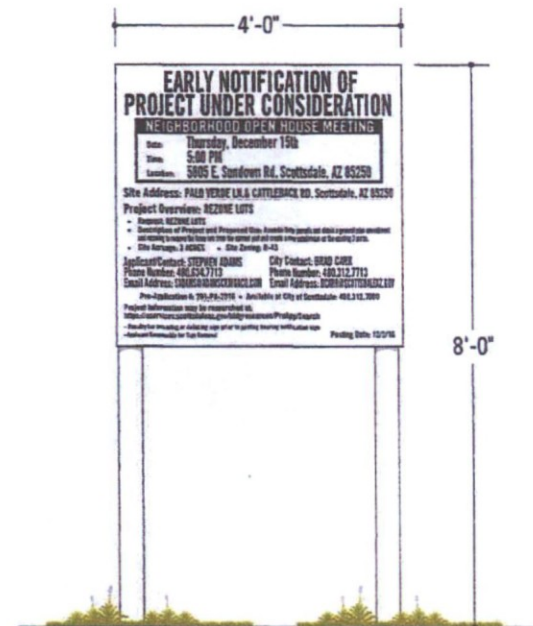
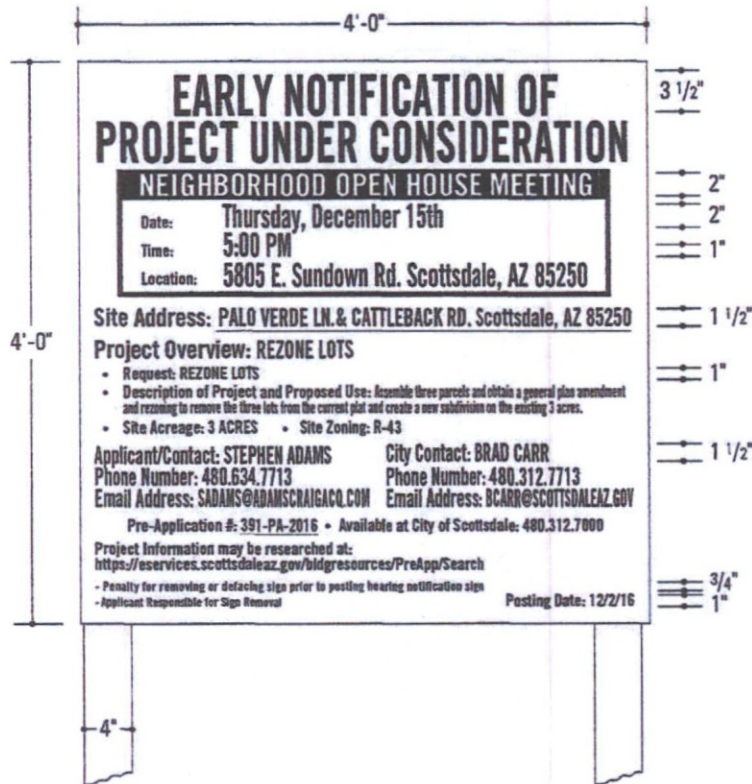
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Stephen Adams
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www.adamsraigacq.com

adams craig

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10-ZN-2017
06/21/2017



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- Fresno (559) 431-2802
- Las Vegas (702) 253-4470
- Livermore (925) 440-1900
- Phoenix (602) 484-8844
- Sacramento (916) 635-0224
- San Diego (619) 474-8246
- Southern Ca. (951) 328-2637

PROJECT
ADAMS CRAIG ACQ. CORP
CLIENT
ADAMS CRAIG ACQUISITIONS

JDO#./PO#
460 - 43679 - OGD
MO#
00198306

AE
JENNIE AVILA
DESIGNER
MALLORY POELTLER

ORIGINAL DATE
12 - 01 - 16

REVISIONS
0

SCALE
1" = 1' - 0"
MAC FILE NAME (GD-15)
ADAMS CRAIG NOTICE

LOGO IS PROD-READY

CLIENT APPROVAL
 As is With revision(s)

Signature _____ Date _____
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10-ZN-2017
06/21/2017

AFFIDAVIT OF SIGN POSTING

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← Larry MSI Inst... ▾ CALL MORE
16236286968



MMS
9:44 AM

Motivational Systems Inc.
Sign Company Name

Jennie Avila *Jennie Avila*
Sign Company Representative



Subscribed and sworn to me on this 2 day of December, by 2016

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

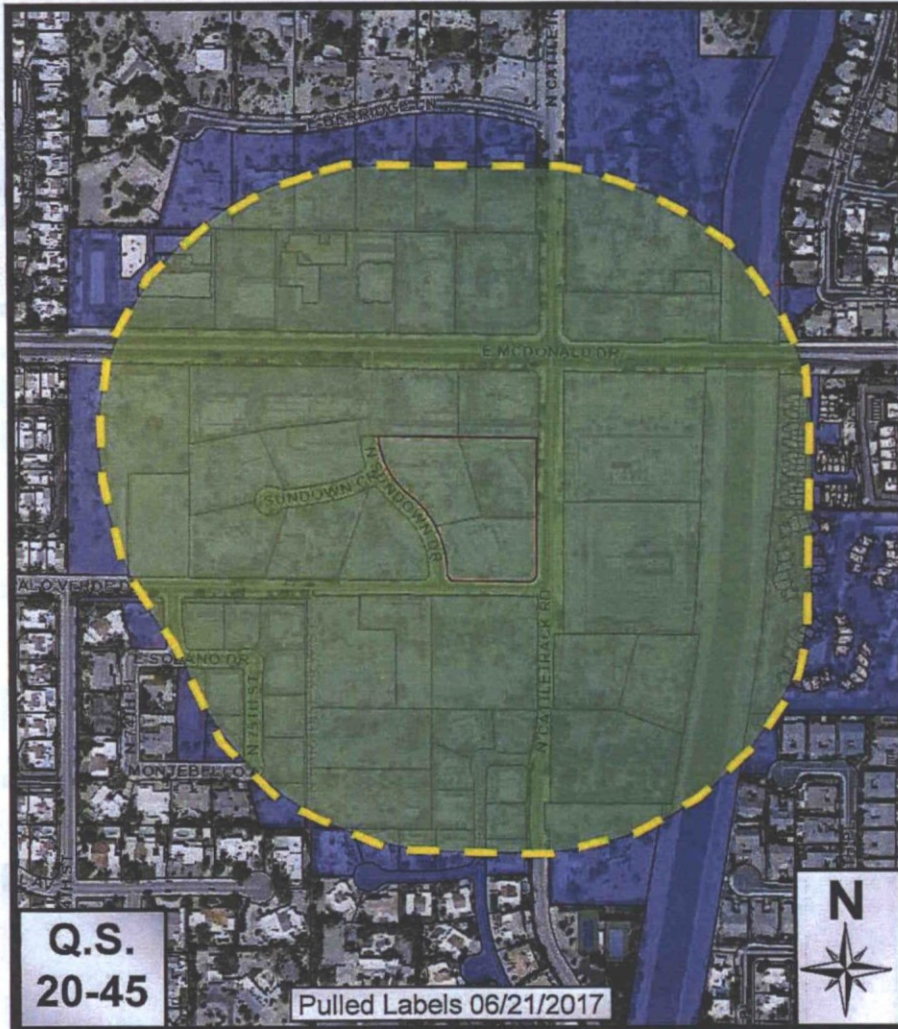
[Signature]

Notary Public

My Commission expires: May 10, 2019

10-ZN-2017
06/21/2017

City Notifications – Mailing List Selection Map



Map Legend:

-  Site Boundary
-  Properties within 750-feet
- 175 Postcards

Additional Notifications:

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

Siena Estates

10-ZN-2017

Murillo, Jesus

From. Murillo, Jesus
Sent Wednesday, October 18, 2017 6 13 PM
To. 'James Hetherington'
Cc Javoronok, Sara
Subject 1-GP-2017 and 10-ZN-2017

Hello James and Julie,

Thank you for your comments. I just wanted to be sure to remind you that the October 25, 2017, is an "Action" hearing, in case you would like to attend and present your comments in person.

The Council will later make a determination at the **December 4, 2017** hearing (in case you can't make the October 25, 2017 meeting). I will be placing your comments in the reports to both the Planning Commission and the City Council. So please feel free to continue to provide your comments, via email, and I will be sure that they are included in the reports.

Please feel free to contact me with any further questions or comments.


Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E Indian School Road, Ste 105
Scottsdale, AZ 85251
Phone 480-312-7849
Fax 480-312-9037

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Mr. Morillo,

My wife Julie and I have reviewed the plan (packet for 1-GP-2017) and find it to be a major improvement for the area. Many of the homes in that area are in need of major updates, repairs and improvements. This project is a big step forward in improving the whole area.

James & Julie Hetherington

On Mon, Oct 2, 2017 at 7 17 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote

ATTACHMENT 14

Murillo, Jesus

From: Murillo, Jesus
Sent: Monday, October 16, 2017 1:10 PM
To: 'James Hetherington'
Cc: Javoronok, Sara
Subject: 1-GP-2017 and 10-ZN-2017

Hello James and Julie,

Thank you for your comments. I just wanted to be sure to remind you that the October 25, 2017, is an "Action" hearing, in case you would like to attend and present your comments in person.

The Council will later make a determination at the **December 4, 2017** hearing (in case you can't make the October 25, 2017 meeting). I will be placing your comments in the reports to both the Planning Commission and the City Council. So please feel free to continue to provide your comments, via email, and I will be sure that they are included in the reports.


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Phone 480-312-7849
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James & Julie Hetherington

On Mon, Oct 2, 2017 at 7:17 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote

Murillo, Jesus

From. James Hetherington <jfh7330@gmail.com>
Sent Thursday, October 12, 2017 11:43 AM
To Murillo, Jesus
Subject: Re: Our Phone Conversation

Mr. Morillo,

My wife Julie and I have reviewed the plan (packet for 1-GP-2017) and find it to be a major improvement for the area. Many of the homes in that area are in need of major updates, repairs and improvements. This project is a big step forward in improving the whole area.

James & Julie Hetherington

On Mon, Oct 2, 2017 at 7:17 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote

Good Evening Julie,

It was good talking to you today. Again, I just wanted to update you on the process for the proposed General Plan amendment, and rezoning applications for the Siena Estates projects (1-GP-2017 and 10-ZN-2017).

Again, there will be an informational meeting on Wednesday, October 4, 2017, and an "Action" hearing on Wednesday, October 25, 2017. The October 4, 2017 remote hearing will take place at Cocopah Elementary School (6615 E Cholla Street), at 5:00 pm.

I just wanted to be sure to remind you that the October 4, 2017, Planning Commission hearing is for informational purposes only, and the Planning Commission will not be making a decision or recommendation at this hearing. The hearing is to inform the Planning Commission of the major General Plan amendment cases (and associated rezoning cases) that will be presented before them and the City Council. The Planning Commission will be allowing time of public comment, if you wish to speak. I also wanted to provide you with my email address, so you can provide me any further comments that you may want for me to include with the report that will be provided to the Planning Commission, for the October 25, 2017, "Action" hearing.

This is the link to the packet for 1-GP-2017 for the Planning Commission Remote hearing on Wednesday, October 4th. The remote hearing is for Planning Commission consideration of public input, with no action being taken – as such, no staff recommendation is made for this meeting. Furthermore, any stipulations for approval track with the corresponding Zoning request – in this case 11-ZN-2017. That case, along with the major General Plan amendment request, will be considered by Planning Commission for recommendation at the October 25th hearing at City Hall.

Please feel free to contact me with any further questions or comments

Sincerely,

Jesus Murillo

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City of Scottsdale

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Scottsdale, AZ 85251

Phone 480-312-7849

Fax 480-312-9037

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Murillo, Jesus

From: Leah Cole <winnersagain@gmail.com>
Sent: Tuesday, October 03, 2017 1:31 PM
To: Murillo, Jesus
Subject: Re: Siena Estates

We will plan on attending the Dec 4th mtg

Thank You,

Leah

On Tue, Oct 3, 2017 at 10:06 AM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote

Hello Leah,

I am sorry to hear about the surgery, and I sincerely hope that everything goes well

The Planning Commission hearing, on October 25, 2017, is the recommendation hearing. This means that the Planning Commission will provide a recommendation to the City Council. The City Council is the last and final meeting. The City Council will either approve, deny, or continue the case applications. The Council takes all the information and comments, and makes a decision. This meeting will not occur until **December 4, 2017**. I dare say that this is the more important of all the meetings. I hope that this gives you enough time to attend the hearing. I will be placing your comments in the reports to both the Planning Commission and the City Council. So please feel free to continue to provide your comments, via email, and I will be sure that they are included in the reports.

Again, I whole-heartedly wish you the best with the surgery, and a speedy recovery.

Jesus

From: Leah Cole [mailto:winnersagain@gmail.com]
Sent: Tuesday, October 03, 2017 9:57 AM

To: Murillo, Jesus
Subject: Re: Siena Estates

We will be taking a Greyhound to Colorado State University for open-heart surgery during late Oct so we will miss that mtg also

For the record, I am dismayed at the wholesale destruction of the lands around us and feel very negatively toward you all! I've lived there since 1968 and was raised in the neighborhood. Don't count on me for any support just the opposite, let's keep a bit of natural, open desert instead of noisy, dusty, over-lighted people

Leah Cole, B S , D V M

On Tue, Oct 3, 2017 at 8:59 AM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote

I apologize Leah. The signs have been posted for some time. I just try to give a separate heads-up on my own. This meeting, on the 4th is, for informational purposes only, and the meeting where the Planning Commission will make a recommendation is on October 25th, 2017.

From: Leah Cole [mailto:winnersagain@gmail.com]
Sent: Monday, October 02, 2017 9:49 PM
To: Murillo, Jesus
Subject: Re: Siena Estates

Mercy, you don't give us much time. We're in Prescott now and I don't know if we can get down there on the 4th.

On Mon, Oct 2, 2017 at 7:14 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote

Good Evening Leah,

I wanted to update you on the process for the proposed General Plan amendment, and rezoning application, for the Siena Estates projects (1-GP-2017 and 10-ZN-2017). You had provided staff with an email in the past expressing your concerns for this application.

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Please feel free to contact me with any further questions or comments.

Sincerely,

Jesús Murillo

Senior Planner

City of Scottsdale

Planning and Development Services

7447 E Indian School Road, Ste 105

Scottsdale, AZ 85251

Phone 480-312-7849

Fax 480-312-9037

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Murillo, Jesus

From: Murillo, Jesus
Sent: Tuesday, October 03, 2017 10:07 AM
To: 'Leah Cole'
Subject: RE: Siena Estates

Hello Leah,

I am sorry to hear about the surgery, and I sincerely hope that everything goes well.

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To: Murillo, Jesus
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Jesús Murillo

Senior Planner

City of Scottsdale

Planning and Development Services

7447 E Indian School Road, Ste 105


Scottsdale, AZ 85251


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Jesús Murillo

Senior Planner

City of Scottsdale

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7447 E. Indian School Road, Ste 105


Scottsdale, AZ 85251


Phone 480-312-7849

Fax 480-312-9037

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Murillo, Jesus

From: Murillo, Jesus
Sent: Tuesday, October 03, 2017 9:09 AM
To: 'Charles Jepson'
Subject: RE: Our Phone Conversation

Hello Charles,

The Transportation Director's name is Phil Kercher, and his email address is pkcr@scottsdaleaz.gov. I would appreciate it greatly if you cc'd me on the conversation with him. Thank you.

Sincerely,

Jesus

From: Charles Jepson [mailto:chuckjepson@yahoo.com]
Sent: Tuesday, October 03, 2017 9:06 AM
To: Murillo, Jesus
Subject: Re: Our Phone Conversation

Thank for this, we will share with the members of the Woodleaf division. We also spoke about speeding traffic concerns, can you send me the email for the traffic department so we can ask for their help?

Best regards,

Charles Jepson

On Monday, October 2, 2017, 7:19:12 PM MST, Murillo, Jesus <JMurillo@ScottsdaleAz.Gov> wrote

Good Evening Charles,

It was good talking to you today. Again, I just wanted to update you on the process for the proposed General Plan amendment, and rezoning applications for the Siena Estates projects (1-GP-2017 and 10-ZN-2017).

Again, there will be an informational meeting on Wednesday, October 4, 2017, and an "Action" hearing on Wednesday, October 25, 2017. The October 4, 2017 remote hearing will take place at Cocopah Elementary School (6615 E Cholla Street), at 5:00 pm.

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Please feel free to contact me with any further questions or comments.

Sincerely,

Jesus Murillo

Senior Planner

City of Scottsdale

Planning and Development Services

7447 E Indian School Road, Ste 105

Scottsdale, AZ 85251

Phone 480-312-7849

Fax 480-312-9037

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Murillo, Jesus

From Charles Jepson <chuckjepson@yahoo.com>
Sent Tuesday, October 03, 2017 9:06 AM
To: Murillo, Jesus
Subject Re: Our Phone Conversation

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Please feel free to contact me with any further questions or comments

Sincerely,

Jesus Munlio

Senior Planner

City of Scottsdale

Planning and Development Services

7447 E Indian School Road, Ste 105


Scottsdale, AZ 85251


Phone 480-312-7849

Fax 480-312-9037

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Murillo, Jesus

From: Murillo, Jesus
Sent: Tuesday, October 03, 2017 9:00 AM
To: 'Leah Cole'
Subject: RE: Siena Estates

I apologize Leah. The signs have been posted for some time. I just try to give a separate heads-up on my own. This meeting, on the 4th, is for informational purposes only, and the meeting where the Planning Commission will make a recommendation is on October 25th, 2017.

From: Leah Cole [mailto:winnersagain@gmail.com]
Sent: Monday, October 02, 2017 9:49 PM
To: Murillo, Jesus
Subject: Re: Siena Estates

Mercy, you don't give us much time. We're in Prescott now and I don't know if we can get down there on the 4th.

On Mon, Oct 2, 2017 at 7:14 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote

Good Evening Leah,

I wanted to update you on the process for the proposed General Plan amendment, and rezoning application, for the Siena Estates projects (1-GP-2017 and 10-ZN-2017). You had provided staff with an email in the past expressing your concerns for this application.

As I am sure you know from the signs, there are two meetings that will be held in regards to the case located on the northwest corner of E Palo Verde and N Miller Road (Siena Estates). There will be an informational meeting on Wednesday, October 4, 2017, and an "Action" hearing on Wednesday, October 25, 2017. The October 4, 2017 remote hearing will take place at Cocopah Elementary School ([6615 E Cholla Street](https://www.google.com/maps/place/6615+E+Cholla+Street,+Scottsdale,+AZ)), at 5:00 pm.

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Please feel free to contact me with any further questions or comments.

Sincerely,

Jesús Murillo

Senior Planner

City of Scottsdale

Planning and Development Services

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Scottsdale, AZ 85251

Phone 480-312-7849

Fax 480-312-9037

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Murillo, Jesus

From: Leah Cole <winnersagain@gmail.com>
Sent: Monday, October 02, 2017 9:49 PM
To: Murillo, Jesus
Subject: Re: Siena Estates

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Please feel free to contact me with any further questions or comments

Sincerely,

Jesús Murillo

Senior Planner

City of Scottsdale

Planning and Development Services

7447 E Indian School Road, Ste 105

Scottsdale, AZ 85251

Phone 480-312-7849

Fax 480-312-9037

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Murillo, Jesus

From: Murillo, Jesus
Sent: Monday, October 02, 2017 7:19 PM
To: 'chuckjepson@yahoo.com'
Subject: Our Phone Conversation

Good Evening Charles,

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Please feel free to contact me with any further questions or comments.

Sincerely,

Jesus Murillo
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City of Scottsdale
Planning and Development Services
7447 E Indian School Road, Ste 105
Scottsdale, AZ 85251
Phone 480-312-7849
Fax 480-312-9037

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Murillo, Jesus

From: Murillo, Jesus
Sent: Monday, October 02, 2017 7:18 PM
To: 'jfh7330@gmail.com'
Subject: Our Phone Conversation

Good Evening Julie,

It was good talking to you today. Again, I just wanted to update you on the process for the proposed General Plan amendment, and rezoning applications for the Siena Estates projects (1-GP-2017 and 10-ZN-2017).

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Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

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Murillo, Jesus

From Murillo, Jesus
Sent Monday, October 02, 2017 7:16 PM
To 'peggys@hhcpa.com'
Subject Siena Estates

Good Evening Peggy,

I wanted to update you on the process for the proposed General Plan amendment, and rezoning application, for the Siena Estates projects (1-GP-2017 and 10-ZN-2017). You had provided staff with an email in the past expressing your concerns for this application.

As I am sure you know from the signs, there are two meetings that will be held in regards to the case located on the northwest corner of E Palo Verde and N Miller Road (Siena Estates). There will be an informational meeting on Wednesday, October 4, 2017, and an "Action" hearing on Wednesday, October 25, 2017. The October 4, 2017 remote hearing will take place at Cocopah Elementary School (6615 E Cholla Street), at 5:00 pm.

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Please feel free to contact me with any further questions or comments.


Sincerely,

Jesus Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E Indian School Road, Ste 105
Scottsdale, AZ 85251
Phone 480-312-7849
Fax 480-312-9037

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Murillo, Jesus

From: Murillo, Jesus
Sent: Monday, October 02, 2017 7:15 PM
To: winnersagain@gmail.com
Subject: Siena Estates

Good Evening Leah,

I wanted to update you on the process for the proposed General Plan amendment, and rezoning application, for the Siena Estates projects (1-GP-2017 and 10-ZN-2017). You had provided staff with an email in the past expressing your concerns for this application.

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Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

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Murillo, Jesus

From: Murillo, Jesus
Sent: Monday, October 02, 2017 7:12 PM
To: 'haleyholtz@westusa.com'
Subject: Our Conversation Today

Good Evening Haley,

It was good talking to you today. Again, I just wanted to update you on the process for the proposed General Plan amendment, and rezoning applications for the Siena Estates projects (1-GP-2017 and 10-ZN-2017).

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
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Jesus Murillo
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Scottsdale, AZ 85251
Phone 480-312-7849
Fax 480-312-9037

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Murillo, Jesus

From: Javoronok, Sara
Sent: Monday, October 02, 2017 2:01 PM
To: 'lisk@larrykush.com'
Cc: Perreault, Errn, Murillo, Jesus
Subject: 1-GP-2017 Siena Estates

Commissioner Kush,

As we discussed, we've received two emails on the proposed Siena Estates. They are in the packet for 1-GP-2017 on pages 51-52 of the pdf.

Please let me know if you have any additional questions.

Thanks

Sara

Sara Javoronok
Project Coordination Liaison - Long Range Planning
Planning and Development Services
City of Scottsdale
7447 E Indian School Rd
Scottsdale, AZ 85251
480 312 7918
sjavoronok@scottsdaleaz.gov

Murillo, Jesus

From Javoronok, Sara
Sent: Thursday, September 21, 2017 1:38 PM
To 'tambrose7326@cox.net'
Cc Murillo, Jesus
Subject 1-GP-2017 Siena Estates
Attachments 1_1-GP-2017_ExistingProposedLU pdf; 2_1-GP-2017_Aerial_SitePlanWeb pdf

Mr. Ambrose,

Per your voicemail and our discussion, I'm attaching a graphic for the proposed Major General Plan amendment (1-GP-2017) with a map of the proposed project and a description of the Rural and Suburban land use types. Additionally, the project proposes a zoning amendment (10-ZN-2017) from R1-43 to R-18 PRD. Generally, R1-43 lots are at least an acre in size (43,560 sq ft) and R-18 lots are 18,000 sq ft in size. The proposal for the PRD allows for additional flexibility in the development standards beyond 25%, which is otherwise allowed. In this case, the proposal is to use it for lot width. You can see more about the zoning districts in the [Zoning Ordinance](#). R1-43 is in Article V, Section 5 100-5 107, R1-18 in 5 300-5 306 and the PRD requirements in Article VI, Section 6 200-6 213. You can see the specific proposal online here <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47538>

You can contact me (information below) if you have any additional General Plan amendment questions and Jesus Murillo if you have any zoning related questions (jmurillo@scottsdaleaz.gov or 480-312-7849)

Also, as we discussed, here are the cases for the project on the south side of Palo Verde Zoning <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/45240>
Preliminary Plat <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/45646>
Abandonment <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/45645>

Let me know if you have any additional questions

Sara

Sara Javoronok
Project Coordination Liaison - Long Range Planning
Planning and Development Services
City of Scottsdale
7447 E Indian School Rd
Scottsdale, AZ 85251
480 312 7918
sjavoronok@scottsdaleaz.gov

Murillo, Jesus

From: Javoronok, Sara
Sent: Tuesday, September 19, 2017 1:27 PM
To: Murillo, Jesus
Subject: FW: First meeting attendance for Siena Estates

FYI

From: Cholla Susini [mailto:csusini@adamsraigacq.com]
Sent: Tuesday, September 19, 2017 12:41 PM
To: Javoronok, Sara
Subject: First meeting attendance for Siena Estates

Hi Sara,

Here is the attendance from the first meeting with the neighbors

- 1 Mr Benz dbenz602@outlook.com
- 2 Mr Pena henry25_us@yahoo.com
- 3 Mr & Mrs Johnson dorgjohnson@q.com
- 4 Mrs Lopez lopezcy@gmail.com

Cholla Susini
Adams Craig
7904 E Chaparral Rd
#A110-113
Scottsdale, AZ 85250
480 634 5015 (O)
480 223 3746 (C)
www.adamsraigacq.com



Home Innovation
NEEDS OPEN FARMER

Murillo, Jesus

From Tessier, Meredith
Sent Thursday, September 07, 2017 12:29 PM
To: 'peggy@hhcpa.com'
Cc Murillo, Jesus
Subject Phone inquiry 10-ZN-2017

Peggy

Regarding 10-ZN-2017 Sienna Estates

Per your request, please click on the following link to view the applicants submittal items

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47538>

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services
Phone 480-312-4211



Murillo, Jesus

From: Murillo, Jesus
Sent: Friday, July 07, 2017 6:34 PM
To: 'winnersagain@gmail.com'
Subject: 10-ZN-2017

Hello Ms. Cole,

Thank you for your comments. I will be sure that your comments are provided to the Planning Commission and Council reports, if the project continues to move down this process. I will also keep you updated on any future hearing dates and times. Please feel free to contact me with any further questions or comments. I also included a link to the applicant's request.

http://eservices.scottsdaleaz.gov/planning/projects/summary/applicant_submittals/ProjInfo_10_ZN_2017.pdf


Sincerely,

Jesus Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E Indian School Road, Ste 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

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From: Leah Cole [<mailto:winnersagain@gmail.com>]
Sent: Wednesday, July 05, 2017 11:31 AM
To: ProjectInput
Subject: 10-ZN-2017

I want you to know that as an adjacent property owner, I will definitely oppose any increase in density!

Leah F. Cole, B.S., D.V.M.
7505 E Palo Verde Dr
Scottsdale, AZ 85250 (since 1968)

Murillo, Jesus

From: Steinke, Casey
Sent: Wednesday, July 05, 2017 1:46 PM
To: Murillo, Jesus
Subject: RE 10-ZN-2017

I will place this in the case file & CDS

From: Ruenger, Jeffrey
Sent: Wednesday, July 05, 2017 12:59 PM
To: Murillo, Jesus, Steinke, Casey
Subject: FW 10-ZN-2017

From: Leah Cole [<mailto:winnersagain@gmail.com>]
Sent: Wednesday, July 05, 2017 11:31 AM
To: Projectinput
Subject: 10-ZN-2017

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Leah F Cole, B S , D V M
7505 E Palo Verde Dr
Scottsdale, AZ 85250 (since 1968)

Murillo, Jesus

From. Ruenger, Jeffrey
Sent Wednesday, July 05, 2017 12:59 PM
To Murillo, Jesus, Steinke, Casey
Subject. FW: 10-ZN-2017

Follow Up Flag Follow up
Flag Status Flagged

From: Leah Cole [mailto:winnersagain@gmail.com]
Sent: Wednesday, July 05, 2017 11:31 AM
To: Projectinput
Subject: 10-ZN-2017

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Leah F. Cole, B.S., D.V.M.
7505 E Palo Verde Dr
Scottsdale, AZ 85250 (since 1968)

Murillo, Jesus

From Javoronok, Sara
Sent Monday, May 01, 2017 3:20 PM
To 'jsainz2@cox.net'
Cc Murillo, Jesus
Subject FW: City of Scottsdale General Plan 201 land near Cattletrack / McDonald Dr

Ms. Sainz,

Thank you for your message about the project 1-GP-2017, Siena Estates. We will add it to the project file. You can find out more about the project here <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47350> and additional information on the project will be posted there as it moves through the process. As you stated in your message, the applicant is requesting a land use change from "Rural" to "Suburban." At this point, he has submitted a General Plan Amendment application and will likely submit a rezoning application in the next month or so. His narrative states that he plans to increase the number of lots from three to seven for single family homes.

Please let me know if you have any additional questions or comments.

Sara

Sara Javoronok
Project Coordination Liaison - Long Range Planning
Planning and Development Services
City of Scottsdale
7447 E Indian School Rd
Scottsdale, AZ 85251
480 312 7918
sjavoronok@scottsdaleaz.gov

From: jsainz2@cox.net [mailto:jsainz2@cox.net]
Sent: Sunday, April 30, 2017 12:47 AM
To: Acevedo, Alex
Subject: City of Scottsdale General Plan 201 land near Cattletrack / McDonald Dr



We have received notification of a request by the land owner to change the property designation. We are

absolutely apposed to changing the property from Rural to Suburban Please, please do describe what they mean by Suburban Let us guess multi story, condos sound familiar !!! This is what this town is turning into The city is in someone's back pocket again We are no longer going for the West most Western Town Strip away all of what was left of natural desert -- sent by Raina C Sainz (case# 1-GP-2017)



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Murillo, Jesus

From Carr, Brad
Sent Monday, December 19, 2016 10:08 AM
To. Murillo, Jesus
Subject FW: Voice mail 11 sec - Julie Heatherington - 480-998-3840
Attachments 1675099_VOICE_161212-163405 WAV

Follow Up Flag Follow up
Flag Status. Flagged

Another Palo Verde and Cattletrack (25-PA-2016)

From: (+4809983840)
Sent. Monday, December 12, 2016 4:34 PM
To: Carr, Brad
Subject Voice mail 11 sec - Julie Heatherington - 480-998-3840

Javoronok, Sara

From: jsainz2@cox.net
Sent: Sunday, April 30, 2017 12:47 AM
To: Acevedo, Alex
Subject: City of Scottsdale General Plan 201 : land near Cattletrack / McDonald Dr.



We have received notification of a request by the land owner to change the property designation. We are absolutely apposed to changing the property from Rural to Suburban. Please, please do describe what they mean by Suburban. Let us guess..... multi story, condos..... sound familiar !!! This is what this town is turning into. The city is in someone's back pocket again. We are no longer going for the West most Western Town. Strip away all of what was left of natural desert. -- sent by Raina C. Sainz (case# 1-GP-2017)



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Javoronok, Sara

From: Ruenger, Jeffrey
Sent: Wednesday, July 05, 2017 12:59 PM
To: Murillo, Jesus, Steinke, Casey
Subject: FW: 10-ZN-2017

From: Leah Cole [<mailto:winnersagain@gmail.com>]
Sent: Wednesday, July 05, 2017 11:31 AM
To: Projectinput
Subject: 10-ZN-2017

I want you to know that as an adjacent property owner, I will definitely oppose any increase in density!

Leah F. Cole, B.S., D.V.M.
7505 E Palo Verde Dr
Scottsdale, AZ 85250 (since 1968)

Javoronok, Sara

From: Dennis Haley <DHaley@azdot.gov>
Sent: Friday, June 30, 2017 2:37 PM
To: ProjectInput
Cc: Vanessa Nunez
Subject: 10-ZN-2017 Sienna Estates

RE 10-ZN-2017
Sienna Estates
E Palo Verde Dr / Cattletrack Rd

Attn: Jesus Murillo

Thank you for your notice for the above-referenced development. ADOT is neutral on zoning matters. As such, ADOT has no comment.

Please feel free to contact me should you have any further questions. We appreciate the opportunity to review and comment.

Dennis Haley, SR/WA
Right of Way Agent III
ADOT ROW Project Coordinator,
Federal Lands Liaison

205 S 17th Ave MD 612E
Phoenix, AZ 85007
602-712-7432
WWW.AZDOT.GOV

ADOT

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Javoronok, Sara

From: Javoronok, Sara
Sent: Thursday, October 05, 2017 1:24 PM
To: Steinke, Casey
Subject: FW: Siena Estates

Could you add this to 1-GP-2017? Thanks!

Sara

From: Stephen Adams [<mailto:sadams@adamscraigacq.com>]
Sent: Thursday, October 05, 2017 9:31 AM
To: Murillo, Jesus; Javoronok, Sara
Cc: Cholla Susini; 'Carl Bloomfield'
Subject: Siena Estates

Thank you very much for your support at the meeting yesterday. All-in-all, I think it was a great meeting. I wanted to follow up and let you know I met with the Postgates after the meeting. They ultimately were very happy to hear I am there new neighbor and building a great new house at 7506 Sundown Circle next door to them. Moreover, what they really wanted to get out of their concerns is a new set of CC&R's for the remaining Schaffner Estates, which I will work with them and our other neighbors separately to create, obviously pending the support of other neighbors. They had no objections to Siena Estates itself. Regarding the debris onsite, we have a problem with vagabond construction companies dumping onsite and I am working on how to solve the problem. In summation, great conversation and I believe I turned them from concerned neighbors to raving fans.

Have a great day. Thanks again for your support.

Best regards,

Stephen Adams
Adams Craig
7904 E. Chaparral Rd.
#A110-113
Scottsdale, AZ 85250
480.634.5015 (O)
480.244.2557 (C)
www.adamscraigacq.com



forty
.....
UNDER
40



2017 Major General Plan Amendment Open House

September 14, 2017

Cocopah Middle School, 5:00 - 7:00pm

Name PAK Chuck Chisholm	Business Name K Hounaman	General Plan Case Solare
Address & Zip 20830 N Tatum Phoenix	Phone	E-mail echisholm@KHOU.com
Name Stephen Adams	Business Name Adams Cross	General Plan Case 1-OP-2017
Address & Zip 7345 E Sackrabbit Rd	Phone 480 244 2557	E-mail sadam@adamscross@cox.com
Name Laurie Coe	Business Name	General Plan Case ALL
Address & Zip 9214 E Wood Dr #5260	Phone 602-770-6036	E-mail laurie.coe@cox.net
Name Joe Spadafino	Business Name CivTech	General Plan Case PF Change
Address & Zip 10605 N Hayden Rd #140	Phone 480 659 4250	E-mail jspadafino@civtech.com
Name BARVEY GONZALEZ	Business Name	General Plan Case CATTLE TRACK GP
Address & Zip Mills + Cattle track	Phone	E-mail
Name Michele Hammond	Business Name Berry Riddell	General Plan Case 2-OP-2017
Address & Zip 6750 E Camelback #100	Phone 602 463 4021	E-mail mh@berryriddell.com
Name Jen Hall	Business Name RLLG	General Plan Case 4-OP-2017
Address & Zip 1199 E. Stearns Dr.	Phone 480 505 3938	E-mail jhall@vcselawgroup.com

Please note that the city of Scottsdale receives requests from citizens to review comment cards and sign-in sheets and the city is obligated to release any information on the cards/sheets that is considered a public record



2017 Major General Plan Amendment Open House

September 14, 2017

Cocopah Middle School, 5:00 - 7:00pm

Name SHIRLEY CORDASCO	Business Name	General Plan Case
Address & Zip 7900 E. PRINCESS DR #1079	Phone 480-257-7031	E-mail SEESHIRLEY@EX.MET
Name	Business Name	General Plan Case
Address & Zip X	Phone	E-mail
Name Sandy Schenk	Business Name	General Plan Case all
Address & Zip 10961 E Gay Rd 85259	Phone 480-268-9200	E-mail sandra@hbc.com
Name Joel Coleman	Business Name Snell Hillman	General Plan Case 3 6 2017
Address & Zip one on Center	Phone 602 392 6927	E-mail Nbrivam@scm.com
Name Laraine Rodgers	Business Name	General Plan Case all
Address & Zip 79700 N 76th #1193	Phone 480 544 8410	E-mail laraineay@gmail.com
Name	Business Name	General Plan Case
Address & Zip	Phone	E-mail
Name	Business Name	General Plan Case
Address & Zip	Phone	E-mail

Please note that the city of Scottsdale receives requests from citizens to review comment cards and sign-in sheets and the city is obligated to release any information on the cards/sheets that is considered a public record



2017 Major General Plan Amendment Open House

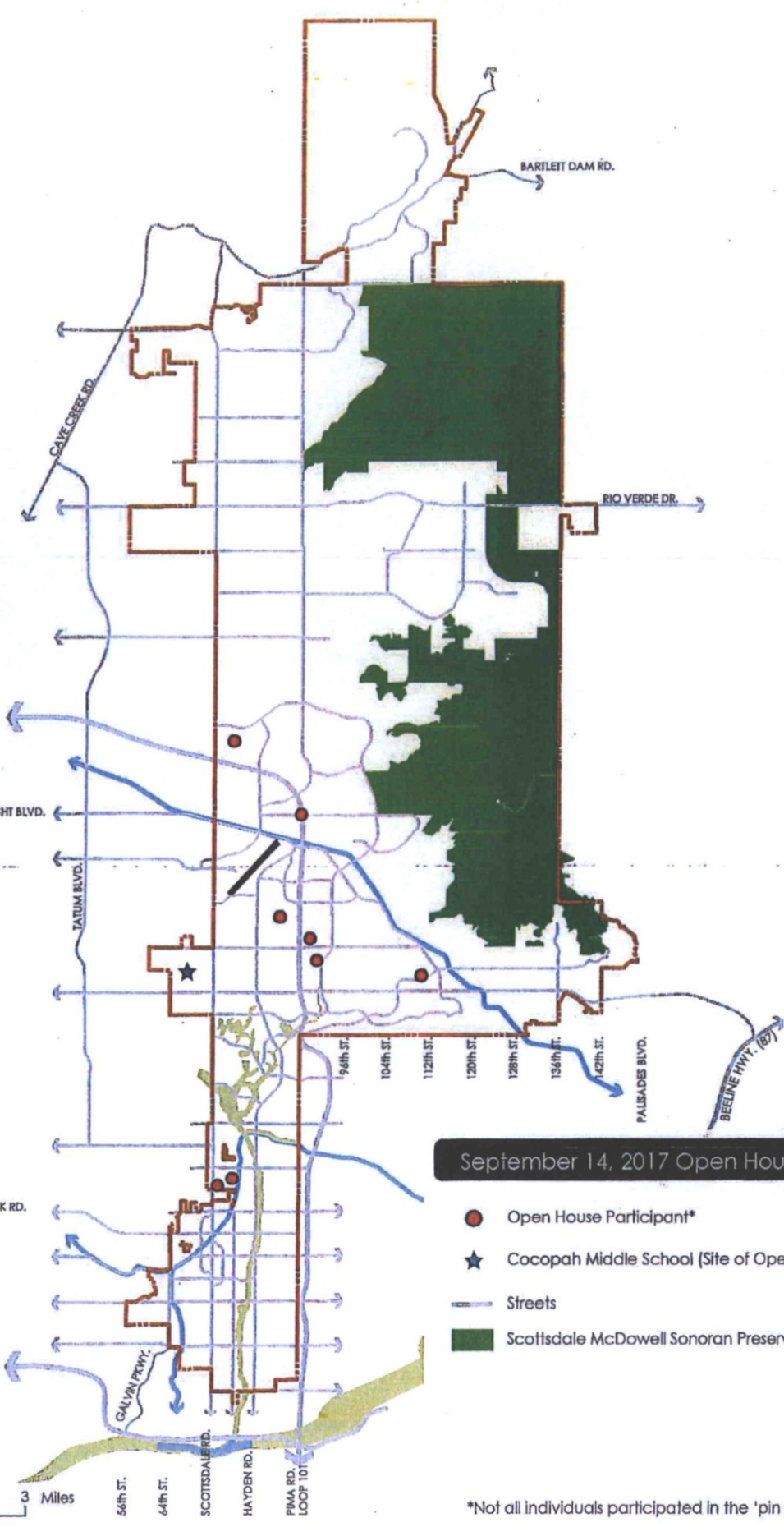
September 14, 2017

Cocopah Middle School, 5:00 – 7:00pm

Name <i>Ross SMITH</i>	Business Name <i>MARCUS & MILKICAP</i>	General Plan Case <i>4-GP-2017</i>
Address & Zip <i>9140 E. JEWELL DRIVE SCOTTSDALE, AZ 85260</i>	Phone <i>602.511.2691</i>	E-mail <i>Ross-Smith@marcusmilkicap.com</i>
Name <i>Al Stegman</i>	Business Name <i>LVA</i>	General Plan Case <i>2-GP-2017, 3-GP-2017</i>
Address & Zip	Phone	E-mail
Name	Business Name	General Plan Case
Address & Zip	Phone	E-mail
Name	Business Name	General Plan Case
Address & Zip	Phone	E-mail
Name	Business Name	General Plan Case
Address & Zip	Phone	E-mail
Name	Business Name	General Plan Case
Address & Zip	Phone	E-mail
Name	Business Name	General Plan Case
Address & Zip	Phone	E-mail

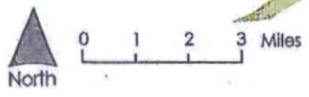
Please note that the city of Scottsdale receives requests from citizens to review comment cards and sign-in sheets and the city is obligated to release any information on the cards/sheets that is considered a public record

JENNY LIN RD.
 CIRCLE MOUNTAIN RD.
 HONDA BOW RD.
 ROCKAWAY HILLS RD.
 DESERT HILLS DR.
 JOY RANCH RD.
 STAGECOACH PASS
 CAREFREE HWY.
 DOVE VALLEY RD.
 LONE MOUNTAIN RD.
 DXILETA DR.
 DYNAMITE BLVD.
 JOMAX RD.
 HAPPY VALLEY RD.
 PINNACLE PEAK RD.
 DEER VALLEY RD.
 LOOP 101
 UNION HILLS DR.
 BELL RD./FRANK LLOYD WRIGHT BLVD.
 GREENWAY PKWY.
 THUNDERBIRD RD.
 CACTUS RD.
 SHEA BLVD.
 DOUBLETREE RANCH RD.
 McCORMICK PKWY.
 INDIAN BEND RD.
 LINCOLN DR.
 McDONALD DR.
 CHAPARRAL RD./CAMELBACK RD.
 CAMELBACK RD.
 INDIAN SCHOOL RD.
 THOMAS RD.
 McDOWELL RD.
 LOOP 202
 McKELLIPS RD.



September 14, 2017 Open House

- Open House Participant*
- ★ Cocopah Middle School (Site of Open House)
- Streets
- Scottsdale McDowell Sonoran Preserve



*Not all individuals participated in the 'pin map' exercise.



REQUEST TO SPEAK

1

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
Public testimony is limited to three (3) minutes per speaker.
Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Carol Posegate MEETING DATE _____

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7505 E Sundown Circle ZIP 85250

HOME PHONE 480-951-9829 ^{Cell} WORK PHONE 217-494-7341

E-MAIL ADDRESS (optional) carol@posegate-denes.com

I WISH TO SPEAK ON AGENDA ITEM # 1 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.

CITY COUNCIL REPORT



Meeting Date: December 4, 2017
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Siena Estates

1-GP-2017 & 10-ZN-2017

Request to consider the following:

1. Approve Resolution No. 10939 for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Suburban Neighborhoods on a +/- 3.8 acre site located at 5814 N. N. Cattletrack Road, and at 5811 and 5805 N. Sundown Drive.
2. Approve Ordinance No. 4322 for a zoning map amendment on a +/- 3.8-acre site from the Single-family Residential District (R1-43), to the Single-family Residential District, Planned Residential District (R1-18/PRD), with a Development Plan and amended development standards, for a 7-lot subdivision, on a site located at 5814 N. N. Cattletrack Road, and at 5811 and 5805 N. Sundown Drive.
3. Approve Resolution No. 10940 declaring "Siena Estates Development Plan" as a public record.

Goal/Purpose of Request

The request will allow the owner to create a 7-lot subdivision community, with amended development standards to reduce the net lot area, minimum lot width, and required setbacks.

Key Items for Consideration

- Major General Plan amendment required due to change in land use classification
- Planned Residential Development District (PRD) Findings and Criteria
- Request for amended development standards
- Three existing single-family properties located on subject property to be removed and replaced with a 7-lot subdivision
- Public comment concerns with four-sided architecture and increases in density
- N. Cattletrack Road improvements to compliment project further south on N. Cattletrack Road
- The Planning Commission heard this case at a remote, non-action hearing, on October 4, 2017 and at a recommendation hearing on October 25, 2017. The Planning Commission recommended approval with a 5-0 vote.

OWNER

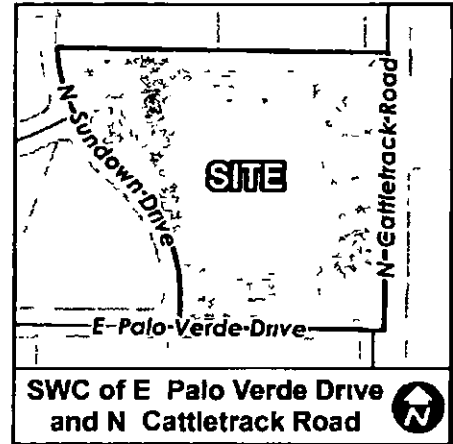
ACA Fund
Stephen Adams
480-244-2557

APPLICANT CONTACT

Stephen Adams
Adams Craig Acq
480-244-2557

LOCATION

5814 N Cattletrack Road and at 5811 and 5805 N Sundown Drive



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category includes relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land.

Character Area Plan

The General Plan establishes Character Area Planning as a means to ensure quality of development and consistency of character within the context of community-wide goals. The subject site is located within the Southern Scottsdale Character Area Plan, a policy document that offers guidance to the community regarding future growth and development decisions within this area of the City.

Zoning

The site is zoned Single-family Residential District (R1-43). The R1-43 zoning districts allows for single-family residential uses.

The subject site contains three lots, of a twelve-lot subdivision, Schaffner Estates. The subject parcels were created through the Schaffner Estates plat in 1956. This subdivision plat was later annexed into the City in June of 1961, through Ordinance Number 121. Case history suggests that the site, and the associated annexed areas, were assigned the city's R1-43, one-acre-lot, zoning designation, which was the equivalent to the existing County assigned zoning.

In February of 1998, the City Council approved a General Plan amendment (30-GP-1997), and a zoning map amendment (45-ZN-1997), which rezoned the northern three lots of Schaffner Estates, from the single-family residential district (R1-43) to the Service Residential District (S-R). The purpose of the S-R district is intended to provide residential scale and character offices, as well as medium density residential and opportunities for educational and religious practices.

Context

The subject property is generally located at the northwest corner of E Palo Verde Drive and N Cattletrack Road (N Miller Road) Please refer to context graphics attached The Central Arizona Project (CAP) canal is located to the east of the subject site

Please refer to context graphics attached

Adjacent General Plan Land Uses

- North Office (General Office)
- East Office and Cultural, Institutional or Public Use (Water treatment facilities)
- South Suburban Neighborhoods (Single-family residential)
- West Rural Neighborhoods (Single-family residential)

Adjacent Uses and Zoning

- North Service Residential District, zoned S-R, Office Uses (Schaffner Estates)
- South Single-family Residential District, zoned R1-43, Single-family Homes
- East Single-family Residential District, zoned R1-43, Water treatment facilities
- West Single-family Residential District, zoned R1-43, Schaffner Estates

Other Related Policies, References

43-ZN-1965, 30-GP-1997, 45-ZN-1997, 9-AB-1998, and 1-GP-2017

Scottsdale General Plan 2001, as amended

Zoning Ordinance

2010 Southern Scottsdale Character Area Plan

2013 Citywide Land Use Assumptions Report

2008 Transportation Master Plan

Design Standards and Policies Manual

APPLICANT'S PROPOSAL

Development Information

The development proposal includes a major General Plan Amendment (1-GP-2017) from Rural Neighborhoods to Suburban Neighborhoods The zoning map amendment request includes rezoning the subject property from the Single-family Residential District (R1-43), to the Single-family Residential District, Planned Residential District (R1-18/PRD) The request, if approved, would increase the density from 1.1 dwelling-units per acre, to a density of 1.84 dwelling-units per acre The request will allow the owner to create a seven (7) lot subdivision, on the three (3) existing lots The proposed site plan requires the request to include amending the development standards for net lot area, minimum lot width, and required setbacks

Development Information

- Existing Use Single-family/ Service Residential Subdivision – Schaffner Estates (3 of 12 parcels)
- Proposed Use Single-family Subdivision (7 parcels)
- Parcel Size 3.8 acres (gross)
- Building Height Allowed 30 feet
- Building Height Proposed 30 feet (single-story)
- Open Space Required Not Applicable
- Open Space Provided 13,194 square-feet
- Density Allowed (existing) 0.85 dwelling-units per acre (R1-43 – 3 lots)
- Density Allowed (proposed) 1.90 dwelling-units per acre (R1-18/PRD – 7 lots)

MAJOR GENERAL PLAN AMENDMENT IMPACT ANALYSIS

Major Amendment Request

The applicant’s request is recognized as a major General Plan amendment based upon criteria outlined in the City of Scottsdale General Plan 2001, specifically Change in Land Use (Criteria #1). Criteria #1 requires that any change in the designated General Plan land use from one type to another requires an amendment (major or non-major) to the General Plan. A change from Rural Neighborhoods to Suburban Neighborhoods is a major General Plan amendment.

The General Plan Land Use Element describes the Suburban Neighborhoods land use designation as *medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes, such as patio homes. It can be incorporated into neighborhoods near the Downtown area and in or adjacent to other non-residential activity centers. These uses may be used as transition between less intense residential areas and non-residential areas, such as offices or retail centers. The terrain should be relatively flat, or gently sloping, to accommodate this density. Preservation of environmental features (particularly in desert settings near the mountains) is a key consideration and in the past has often been accommodated through master-planned communities or clustering.*

The request conforms to the General Plan description of Suburban Neighborhoods in terms of the site characteristics and the land use density. The applicant is proposing a seven lot subdivision to replace three lots within the existing Schaffner Estates subdivision. In the late 1990s, four lots of Schaffner Estates were redeveloped to offices. The proposed seven lot subdivision is moderately more dense (1.8 +/- du/ac) than the existing remainder of Schaffner Estates (1.2 +/- du/ac) and the density is comparable to other nearby subdivisions in the area that have a Suburban Neighborhoods land use designation including Privado Village (2.35 +/- du/ac) and Woodleaf (2 +/- du/ac). Additionally, the recently approved Cattletrack Village has four lots on 2.1 acres (1.9 +/- du/ac).

Policy Implications

The Scottsdale General Plan 2001 includes Six Guiding Principles, which were established through CityShape 2020. Several of these principles are applicable to the proposed project, particularly Enhance Neighborhoods, Advance Transportation, and Seek Sustainability. "Enhance Neighborhoods" applies to many aspects of the Character & Design and Land Use Elements. The proposed project will enhance the area's character through complimentary architecture and enhanced landscaping. Landscape tracts on the west, south, and east will provide a buffer to adjacent properties and Cattletrack Road (Character & Design Goals 1 and 6, Land Use Goals 3 and 7). Although limited, project elements will "Advance Transportation" in Scottsdale. The project proposes a curb separated sidewalk along its perimeter that will provide an improved pedestrian experience. Additionally, the proposed project is in close proximity to the Arizona Canal, which provides pedestrian and cyclist access to Downtown Scottsdale and regionally (Land Use Goal 5, Community Mobility Goal 8, Housing Goal 4). In terms of "Seek Sustainability", the homes in the proposed project will have energy efficient features, passive solar design, low water landscaping, and will meet the National Green Building Standard (Preservation and Environmental Planning Goal 4, Neighborhoods Goal 5).

Southern Scottsdale Character Area Plan

The subject site is located within the Southern Scottsdale Character Area Plan, which was adopted in October 2010. Community priorities identified during the planning process included a focus on local mobility and walkability, maintaining and enhancing existing neighborhoods and identity, and promoting well-designed architecture and sustainability. The proposed project will promote multimodal connections with a curb tight sidewalk within the development and a buffered sidewalk along its perimeter. These will make it easier for residents to access the Arizona Canal for recreation purposes or to reach Downtown Scottsdale and other regional destinations (Neighborhood Revitalization Goal 2, Community Mobility Goal 4). The existing neighborhood identity will be enhanced and strengthened with the new sidewalks and landscaping tracts (Character & Design Goal 7). Additionally, the applicant discussed the proposed concept with the neighbors and incorporated their recommendations on lot orientation and four-sided architecture (Neighborhood Revitalization Goal 3). The proposed project anticipates having well-designed architecture with a number of sustainable elements including passive solar design and desert landscaping (Character & Design Goal 4 and Neighborhood Revitalization Goal 1).

2013 Citywide Land Use Assumptions Report

In 2013, the City of Scottsdale completed, and City Council adopted, a Land Use Assumptions Report that illustrates "projections of changes in land uses, densities, intensities and population over a period of at least ten years and pursuant to the General Plan of the municipality". The study examined Scottsdale in three general geographic areas—south, central and north. The South Sub-Area includes all lands within the boundaries of the City of Scottsdale south of Indian Bend Road.

According to the study, the South Sub-Area is projected to absorb approximately 166 acres of residential land area by 2030, with small amounts of it suburban residential development (7.27 acres, or 4%) and rural residential development (22.22 or 11%). Since the adoption of the LUA in December 2013, there have not been additional Suburban Neighborhoods entitlements. Thus, the 3.8 +/- acre change from Rural Neighborhoods to Suburban Neighborhoods that is proposed with this development is in keeping with the projected increase of this residential development-type.

anticipated in this area of the community

The full Development Forecast text can be found at

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

Land Use Impact Model

In May 2016, Long Range Planning Services contracted with Applied Economics to produce a land use impact model to estimate the socioeconomic, development, and fiscal impacts associated with a change from one General Plan land use designation to another over a 20-year time period (in this instance, 2017-2036). From a fiscal standpoint, the model assesses both revenues generated from development (initial construction expenditures, yearly sales tax generation, etc.) as well as City expenditures (public safety, infrastructure maintenance, etc.), as a means to estimate how much value a project adds (or does not add) over time – or Net Present Value (NPV).

In this instance, the model provided a general assessment of the subject site comparing the existing and proposed land uses. In the model, the existing land use aligns with the “Rural Residential” use and the proposed land use aligns with “Suburban Residential”. The model shows a negative NPV of \$56,868 for the proposed Suburban Residential over 20 years, and a negative NPV of \$13,835 over the same time period for the existing Rural Residential. The final negative NPV of the proposed change in uses is \$43,033, which can be attributed to the model calculation that 15 individuals will occupy the development, an increase from the current seven, thus increasing the cost to provide services to the area.

Because the existing and proposed General Plan land use designations accommodate more than one zoning district and thus allow for a considerable range of density and intensity, the potential impacts represented above are at best an estimate and should not be considered conclusive.

The full results of the Land Use Impact Model assessment are located in the case file.

ZONING MAP AMENDMENT IMPACT ANALYSIS

Land Use

The subject site currently consists of three single-family lots. The 3.8+/- acre property had been developed in a similar character to the five parcels located to the west, and the three parcels located further to the southeast. These eight parcels are surrounded by half-acre and three-quarter-acre parcels. A similar zoning map amendment proposal was approved, for a property located to the southeast, approximately six months ago (19-ZN-2016). The applicant’s request is to amend the zoning map to allow for a density similar to the majority of the surrounding properties (further to the south and southwest).

The applicant’s request includes a PRD zoning designation, in addition to R1-18 zoning district request, to allow for amendments to the development standards. The request seeks to amend the net lot area and minimum lot width and setbacks. The amended development standards will allow the applicant to increase the number of lots from three (3) to seven (7). The increased density in the Property is consistent with the surrounding, R1-18 and R1-18 PRD, communities located to the south. The proposed site plan lays out the seven (7) lots around the proposed street/cul-de-sac. All seven lots will be provided access from this planned street. The new street will be public and will be improved to provide the required suburban – local residential street standards.

The request for amended development standards includes the minimum lot size from a minimum lot size of 18,000 square feet, to lot sizes ranging from 13,213 square-feet to 15,894 square-feet. The PRD designation will allow for better shaped lots that will mirror and blend nicely with the adjacent community, Schaffner Estates. The applicant has stated in their response letter that the project has received support from the majority of the Schaffner Estates residents. The request for amended development standards also includes the required minimum lot width. The required minimum lot width, in the R1-18 zoning district, is 120 feet. The lots proposed within the Siena Estates range from 61 feet to 103 feet. The applicant also request amendment to the front yard setback.

PRD Design Criteria

The planned residential development shall observe the following design criteria

- 1 The overall plan shall be comprehensive, embracing the land, buildings, landscape and their interrelationships and shall conform in all respects to all adopted plans of all governmental agencies for the area in which the proposed development is located.**
 - The Siena Estates project is in conjunction with a major General Plan amendment to change the land use designation from Rural Neighborhoods to Suburban Neighborhoods
- 2. The plan shall provide open space, circulation, off-street parking, and pertinent amenities. Buildings, structures and facilities in the parcel shall be well integrated, oriented and related to the topographic and natural landscape features of the site.**
 - The proposed project will provide vehicular and pedestrian circulation by constructing more sidewalks with ADA access ramps and improving the full width of Sundown Drive to include concrete curbs on both sides of the street. The proposed development will add desert landscape easement areas along Cattletrack, Palo Verde and Sundown as well as including thoughtfully laid out open space tracts. These designed areas will serve as water retention basins. The new sidewalks and outdoor space in the development will serve to encourage pedestrian use by casting shade on the planned sidewalks around the development as well softening the hardscape of the roads and homes.
- 3 The proposed development shall be compatible with existing and planned land use, and with circulation patterns on adjoining properties. It shall not constitute a disruptive element to the neighborhood and community.**
 - The request is to amend the zoning map to allow for a density similar to the majority of the surrounding developments. The subject site is predominantly surrounded by half-acre and three-quarter-acre parcels.
- 4. The internal street system shall not be a dominant feature in the overall design, rather it should be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities.**
 - The street system has been kept to a minimum by creating a cul-de-sac for the new development as the only additional street. This was required to provide the required front access for the lots and to create a sense of community where

neighbors are encouraged to know one another and communicate. The cul-de-sac design was a priority when planning Siena Estates to create the sense of community and one common entry and identity to the development.

5. Common areas and recreation areas shall be so located so as to be readily accessible to the occupants of the dwelling units and shall be well related to any common open spaces provided.

- The proposed site plan identifies an open area tract, located along the eastern, southern, and western boundaries of the project.
- The large open space at the south side of the project will serve to welcome the residents as they arrive at Sundown Drive.
- Siena Estates will add perimeter desert landscape tracts with winding sidewalks to create an interconnectedness of with both adjacent properties and the city of Scottsdale.

6. Architectural harmony within the development and within the neighborhood and community shall be obtained so far as practicable.

- The land developer will create a set of architectural design guidelines for Siena Estates. An important element will be a single-story home restriction with basement options to increase home square footage on each home site.

Amended Property Development Standards

The application shall be accompanied by written terminology and graphic material, and will illustrate the conditions that the modified standards will produce, so as to enable the Planning Commission and City Council to make a determination that the modification will produce a living environment, landscape quality and lifestyle superior to that produced by the existing standards.

- The introduction of a new subdivision with similar characteristics and density to the surrounding neighborhood, as well as the introduction of landscape tracts along the street frontages, should enhance the living environment and lifestyle for the future residents and the surrounding neighborhood.
- The proposed site plan identifies providing an open area buffer surrounding the development.

Traffic/Trails

The increase in density will not create a significant increase in traffic.

The proposed site plan lays out these seven (7) proposed lots around the proposed street/cul-de-sac. All seven lots will be provided access from this planned street. The new street will be public and will be improved to provide the required suburban – local residential street standards. The owner has also agreed to provide half-street improvements along N Sundown Drive, provide a six-foot sidewalk along E Palo Verde Road, remove the existing driveways located along N Cattletrack Drive, and replace the driveways with curb, gutter, and a six-foot sidewalk (See Attachment #3).

Water/Sewer

The proposed zoning map amendment will not affect the existing improvement requirements for the area. The stipulated sewer-line extensions along N Cattle Track Road, and into the proposed cul-de-sac, will be public mains designed to the criteria in Chapter 7 of the City's Design Standards and Policies Manual. The applicant has agreed to coordinate with Edmond Power Corporation (EPCOR) for water service.

Public Safety

Design of the internal streets will conform to the local residential street designation in the Design and Standards Policies Manual.

School District Comments/Review

The applicant sent a letter of notification to the Scottsdale School District and neither the applicant, nor staff, has received any comments or inquiries from the District.

Open Space

The proposal identifies 0.30 acres (13,194 square feet) of open space, of which the majority is being located within private tracts, surrounding the development. The open space plan displays two 10-foot minimum tracts, located on the east, south, and west sides of the site. The tracts will include open space and sidewalk areas (See Attachment 4). The tract increases in width, through tract and landscape easement areas, which will allow the proposed sidewalk to be separated from the curb (See Attachment #4).

Community Involvement

The applicant conducted an open house on Thursday, December 15, 2016 at 5 p.m. at 5805 E Sundown Road. Per the applicant, five people attended the open house to find out more about the proposal (Attachment #11).

A city-sponsored Open House was held on September 14, 2017 at Cocopah Middle School from 5 to 7 p.m. Five people attended the open house, most with general questions and interest in the proposals. One person attended to specifically find out more about this proposal. None of the attendees submitted written comments.

Staff has received correspondence from residents concerning the proposed density, concerns over traffic, the possible depreciation of surrounding housing values, and four-sided architecture (See Attachment #13, Exhibit A).

The subject case was presented at the Remote Planning Commission "Non-Action" hearing on October 4, 2017 and to the Planning Commission at a regular hearing on October 25, 2017. Two residents spoke expressing concern, one at each hearing. Please reference Attachment #13, Exhibits C and D, for minutes and comment cards relating to the Planning Commission hearings.

Staff received some correspondence from a concerned neighbor in between the Planning Commission's "Non-Action" hearing and the "Recommendation" hearing (See Attachment #13, Exhibit D). On October 25, 2017, the proposal was presented to the Planning Commission for a recommendation to the City Council (See Attachment #13, Exhibit E).

Community Impact (Zoning)

The request, if approved, will subdivide the three subject lots into seven lots. The increase in density will not create a significant increase in traffic.

The applicant has agreed to limit the structures to a single-story design, with landscape tracts provided along the surrounding streets.

OTHER BOARDS & COMMISSIONS

Planning Commission

The Planning Commission heard this case at the Remote “Non-Action” hearing on October 4, 2017. The hearing took place at Cocopah Elementary School. The Planning Commission heard presentations from staff and the applicant. One resident spoke in opposition to the proposal and expressed concern with increased density in the neighborhood. No action was taken by the Planning Commission.

The Planning Commission made a recommendation for approval with a vote of 5-0 on October 25, 2017. One resident provided public comment and expressed concerns with the potential for a wall visible from his property and potential HOA formation for the remainder of Schaffner Estates and the proposed Siena Estates.

RECOMMENDATION

Recommended Approach.

1. Approve Resolution No. 10939 for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Suburban Neighborhoods on a +/- 3.8 acre site located at 5814 N. N. Cattletrack Road, and at 5811 and 5805 N. Sundown Drive.
2. Approve Ordinance No. 4322 for a zoning map amendment on a +/- 3.8-acre site from the Single-family Residential District (R1-43), to the Single-family Residential District, Planned Residential District (R1-18/PRD), with a Development Plan and amended development standards, for a 7-lot subdivision, on a site located at 5814 N. N. Cattletrack Road, and at 5811 and 5805 N. Sundown Drive.
3. Approve Resolution No. 10940 declaring “Siena Estates Development Plan” as a public record.

RESPONSIBLE DEPARTMENTS

Planning and Development Services

Current Planning Services

Long Range Planning Services

STAFF CONTACTS

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APPROVED BY



Jesus Murillo, Report Co-Author

7-8-17


Date



Sara Javoronok, AICP, Report Co-Author

11/8/17

Date



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480-312-7093, eperreault@scottsdaleaz.gov

11/08/2017

Date



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

4/13/2017

Date



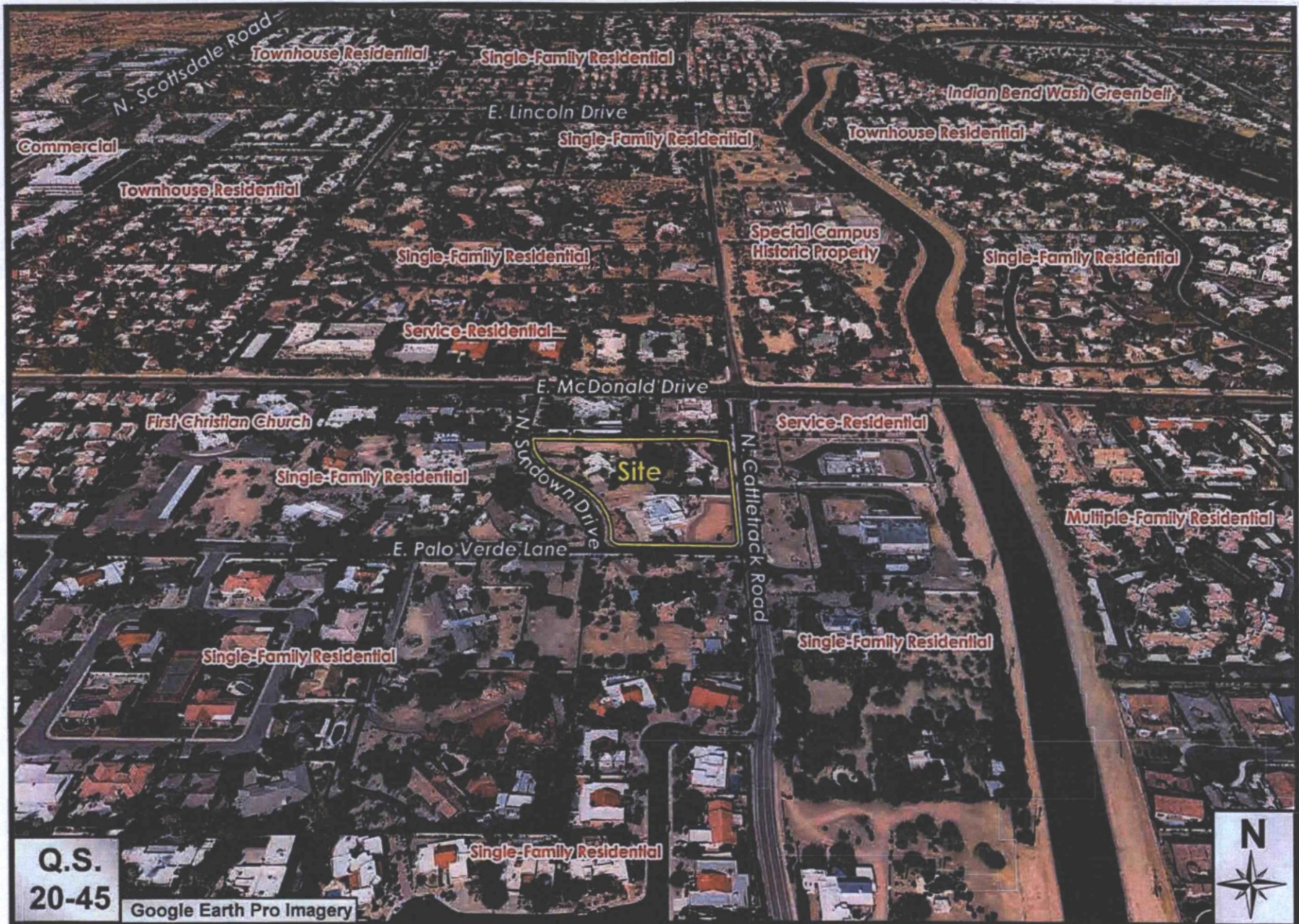
Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

4/14/17

Date

ATTACHMENTS

- 1 Context Aerial
- 1A Aerial Close-Up
- 2 Resolution No 10939
 - Exhibit 1 2001 General Plan Conceptual Land Use Map
- 3 Ordinance No 4322
 - Exhibit 1 Stipulations
 - Exhibit A to Exhibit 1 Site Plan
 - Exhibit 2 Zoning Map
- 4 Resolution No 10940
 - Exhibit A "Siena Estates Development Plan"
- 5 Additional Information
- 6 Applicant Narrative
- 7 Existing 2001 General Plan Conceptual Land Use Map
- 8 Existing Zoning Map
- 9 Schaffner Estates Final Plat
- 10 Proposed Open Space Plan
- 11 Applicant Citizen Involvement Report
- 12 City Notification Map
- 13 Public Correspondence Received
 - Exhibit A to Attachment 13 General Correspondence Received
 - Exhibit B to Attachment 13 9/14/2017 Open House
 - Exhibit C to Attachment 13 10/4/2017 Planning Commission Remote Hearing Minutes and Comment Cards
 - Exhibit D to Attachment 13 Correspondence Received between 10/4/2017 and 10/25/2017
 - Exhibit E to Attachment 13 Correspondence Received day of 10/25/17 Planning Commission Hearing
 - Exhibit F to Attachment 13 10/25/17 Planning Commission Hearing Minutes and Comment Card



Siena Estates

ATTACHMENT #1

10-ZN-2017



Q.S.
20-45

Google Earth Pro Imagery

Siena Estates

ATTACHMENT #1A

10-ZN-2017

RESOLUTION NO 10939

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE CITY OF SCOTTSDALE 2001 GENERAL PLAN CONCEPTUAL LAND USE MAP FROM RURAL NEIGHBORHOODS TO SUBURBAN NEIGHBORHOODS ON A +/- 3.8 ACRE SITE LOCATED AT 5814 N CATTLETRACK ROAD, 5811 AND 5805 N SUNDOWN DRIVE

WHEREAS, the City Council, through its members and staff, has solicited and encouraged public participation in the consideration of the General Plan amendment, consulted and advised with public officials and agencies as required by Arizona Revised Statutes Section 9-461 06 and submitted a review copy of the general plan amendment proposal to each agency required by ARS Section 9-461 06 and all persons or entities who made a written request to receive a review copy of the proposal, and considered comments concerning the proposed amendment and alternatives,

WHEREAS, the Planning Commission held a remote public hearing at Cocopah Middle School on October 4, 2017 and a recommendation hearing on October 25, 2017 concerning the General Plan Amendment, and

WHEREAS, the City Council, held a public hearing on December 4, 2017, and has incorporated, whenever possible, the concerns expressed by all interested persons

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

Section 1 That the City Council hereby amends the General Plan Conceptual Land Use Map for the City of Scottsdale, for the property located 5814 N Cattletrack Road, 5811 and 5805 N Sundown Drive for a +/- 3.8-acre site from Rural Neighborhoods to Suburban Neighborhoods.

Section 2 That the above amendment is described in Case No 1-GP-2017 (relating to zoning case 10-ZN-2017), and on Exhibit 1, attached hereto and incorporated by this reference.

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

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this ___ day of _____, 20__

ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By _____
Carolyn Jagger
City Clerk

By _____
WJ "Jim" Lane
Mayor

APPROVED AS TO FORM

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



**Q.S.
20-45**

General Plan Land Use

Siena Estates

Resolution No. 10939
Exhibit 1
Page 1 of 1

1-GP-2017

ORDINANCE NO. 4322

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 10-ZN-2017 FROM SINGLE-FAMILY RESIDENTIAL (R1-43) ZONING DISTRICT TO SINGLE-FAMILY RESIDENTIAL, PLANNED RESIDENTIAL DISTRICT (R1-18/PRD) ZONING DISTRICT, WITH A DEVELOPMENT PLAN AND AMENDED DEVELOPMENT STANDARDS, LOCATED ON A +/- 3.8 ACRE SITE, AT 5814 N. CATTLETRACK ROAD, AND AT 5811 AND 5805 N. SUNDOWN DRIVE.

WHEREAS, the Planning Commission held a hearing on October 25, 2017;

WHEREAS, the City Council held a hearing on December 4, 2017;

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

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 10-ZN-2017.

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

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/- 3.8 acre site located at 5814 N. Cattletrack Road, and at 5811 and 5805 N. Sundown Drive and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Single-family Residential (R1-43) zoning district to Single-family Residential, Planned Residential District (R1-18/PRD) zoning district, and by adopting that certain document entitled "Siena Estates Development Plan" declared as public record by Resolution 10940 which is incorporated into this ordinance by reference as if fully set forth herein.

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

PASSED AND ADOPTED by the Council of the City of Scottsdale this ___ day of _____, 20__.

ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

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

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

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

Stipulations for the Zoning Application:
Siena Estates
Case Number: 10-ZN-2017

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

SITE DESIGN

- 1 **CONFORMANCE TO DEVELOPMENT PLAN** Development shall conform with the Development Plan, entitled "Siena Estates," submitted by 6K Companies and with the city staff date of September 28, 2017, attached as Exhibit A to Resolution No 10940 Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council
- 2 **CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS** Development shall conform with the amended development standards that are included as part of the Development Plan Any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council
- 3 **MAXIMUM DWELLING UNITS/MAXIMUM DENSITY** Maximum dwelling units and maximum density shall be as indicated on the Land Use Budget Table below

Land Use Budget Table						
Parcel	Gross Acres	Zoning	Proposed DU/AC	Max DU/AC	Propose # of Units / Lots	Max # of Units / Lots
173-04-018, 173-04-016, and 173-04-017	3.8 acres	R1-10 PRD	1.84 du/ac	1.84 du/ac	7 lots	7 lots

- 4 **BUILDING HEIGHT LIMITATIONS** All structures shall be limited to 1-story No structure shall be allowed to provide a 2-story design

INFRASTRUCTURE AND DEDICATIONS

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

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

Street Name	Street Type	Right-of-way Dedications	Improvements	Notes and Requirements
North Cattletrack Drive	Local Residential Suburban Character			a.1, a.2, a.5
East Palo Verde Road	Local Residential Suburban Character		6' WIDE sidewalk	a.1, a.5
North Sundown Drive	Local Residential Suburban Character		Half street improvements,	a.1, a.3, a.5
Internal Street	Local Residential Suburban Character	Dedicate 46-feet of right of way	Full Improvements	a.1, a.4, a.5

- a.1. All street improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, etc.) shall be constructed in accordance with the applicable City of Scottsdale's Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, and Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction and the Design Standards and Policies Manual.
- a.2. Remove existing driveways and replace with curb, gutter and sidewalk.
- a.3. Provide a geotechnical report to identify the existing pavement structural section and if it meets COS standards, if not, the pavement must be replaced – full depth and full width with the sewer construction.
- a.4. Internal street shall be designed and constructed to the COS Suburban Local Residential street cross section.
- a.5. Execute an agreement with the City to construct the public improvements, and provide to the City a cash deposit, letter of credit, or bond for constructing the public improvements.

b. VEHICLE NON-ACCESS EASEMENT. Prior to issuance of any building permits for the development project, the owner shall dedicate a one foot wide Vehicular Non-Access Easement (VNAE) along North Cattletrack Drive except at the approved street entrance(s).

- c **STREET IMPROVEMENTS** Prior to issuance of any building permits for the development project, the owner shall
 - i Construct a sidewalk ramp at the southwest corner of N Sundown Drive and E Palo Verde Drive as shown on site plan

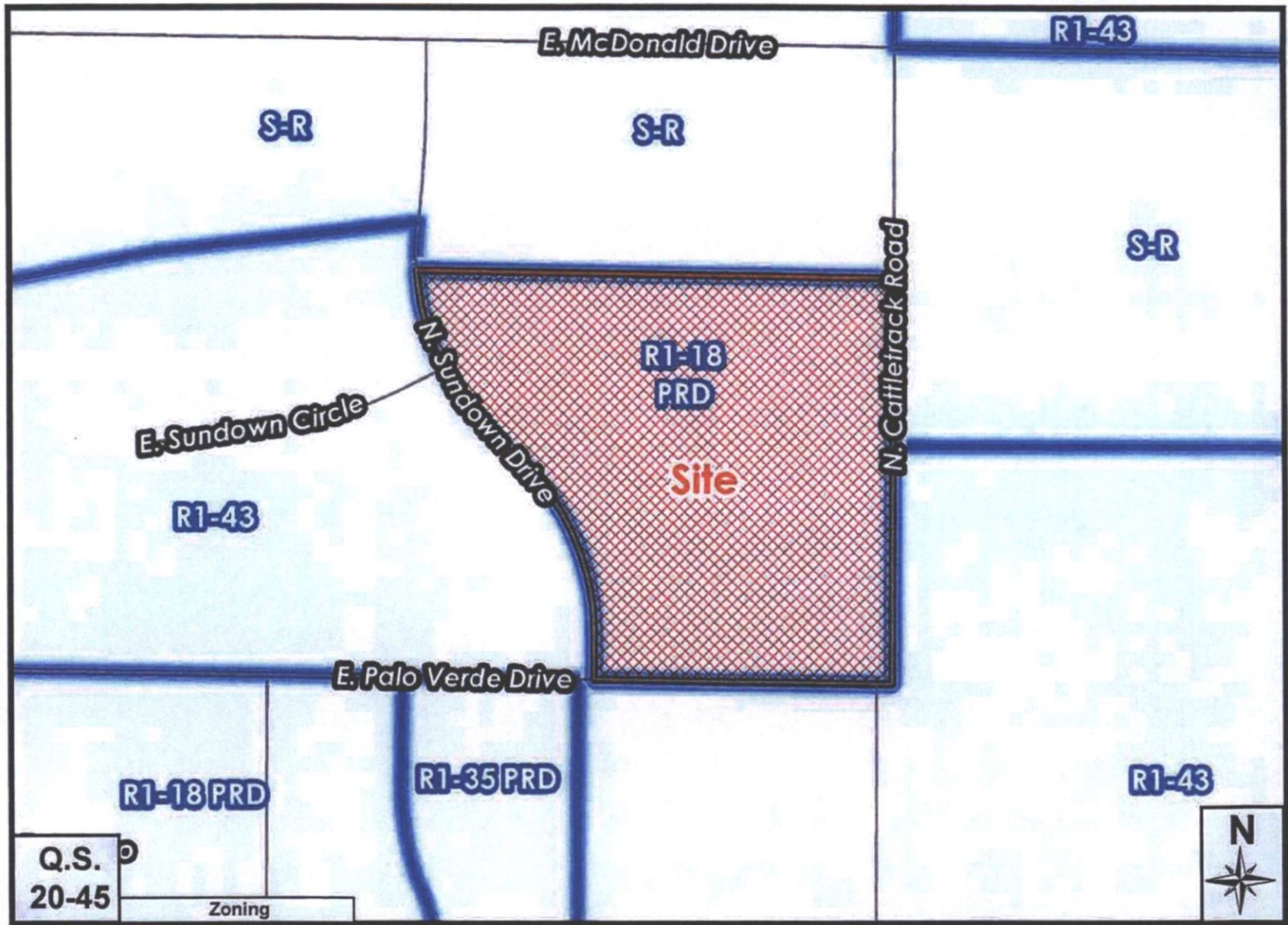
- 6 **DRAINAGE REPORT** With the final plans submittal, the required drainage report shall address
 - a Update the case drainage report to Retention calculations need to be revised to match the NOAA Atlas 14 rainfall
 - b Update the case drainage report grading and drainage plan to FIRM information
 - c With the preliminary plat submittal
 - i Replace 18" pipe and bubble up structure with a swale,
 - ii Provide first flush calculations,
 - iii Provide detention basin routing analysis for 2-, 10- and 100-year storms,
 - iv Remove retaining wall from Basin 2,
 - v Label the emergency outfall for each basin,
 - vi Provide drain time calculations for each basin,
 - vii Show proposed drainage easements,
 - viii Provide drywells for all basins without a positive outfall,
 - ix Show the project location on the FIRM

- 7 **BASIS OF DESIGN REPORT (WASTEWATER)** The Wastewater Basis of Design Report shall be approved prior to the approval of the preliminary plat. In the required basis of design report, the owner shall address
 - a The proposed sewer extending from E Palo Verde Drive north along N Sundown Drive must be extended along the frontage to the intersection at N Sundown Circle. The proposed design must accommodate for future sewer connections along N Sundown Circle connecting at Sundown Drive
 - b EPCOR Water provides service to this area (not the City of Scottsdale). Epcor will be responsible for capacity verification and approval. Basis of Design reports shall adhere to all City of design and ordinance requirements. With preliminary plat submittal, the applicant shall provide a final BOD report to Water Resources approved by Epcor, with a complete and detailed utility map/plan showing water improvements

- 8 **EASEMENTS**
 - a **EASEMENTS DEDICATED BY PLAT** The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual
 - b **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT** Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual
 - c With the preliminary plat submittal update the proposed "8' P U E" to not overlap the proposed "10' Landscape Tract," that is indicated as part of Tract B. Overlapping the P U E and the

Landscape Tract will result in a limitation related to the landscape improvements that will be allowed within the P.U.E.

9. CONSTRUCTION COMPLETED. Prior to issuance of any building permit for the development project, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.



Siena Estates

Ordinance No. 4322
 Exhibit 2
 Page 1 of 1

10-ZN-2017

RESOLUTION NO 10940

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK OF THE CITY OF SCOTTSDALE AND ENTITLED "SIENA ESTATES DEVELOPMENT PLAN"

WHEREAS, State Law permits cities to declare documents a public record for the purpose of incorporation into city ordinances, and

WHEREAS, the City of Scottsdale wishes to incorporate by reference amendments to the Zoning Ordinance, Ordinance No 455, by first declaring said amendments to be a public record

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

Section 1 That certain document entitled "Siena Estates Development Plan", attached as Exhibit 'A', a paper and an electronic copy of which are on file in the office of the City Clerk, is hereby declared to be a public record. Said copies are ordered to remain on file with the City Clerk for public use and inspection

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this ____ day of _____, 20__.


ATTEST:

CITY OF SCOTTSDALE, an
Arizona municipal corporation

By _____
Carolyn Jagger, City Clerk

By _____
W J. "Jim" Lane, Mayor

APPROVED AS TO FORM
OFFICE OF THE CITY ATTORNEY



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

SIENA ESTATES

DEVELOPMENT PLAN

Siena Estates PRD

10-ZN-2017



Submitted by
6K Consulting, LLC
4858 E Baseline, Ste 101
Mesa, AZ 85206

Resolution No. 10940
Exhibit A
Page 1 of 20

10-ZN-2017
08/23/2017

1-GP-2017
08/23/2017

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Background

Siena Estates is the assembly of approximately 3.8 gross acres of property located just south of the southwest corner of McDonald Dr and Cattletrack Rd, which is a half mile west of Hayden Road in southern Scottsdale (APNs: 173-04-016, -017 and -018) as shown below:

Figure 1: Project Vicinity Map



Development Requests

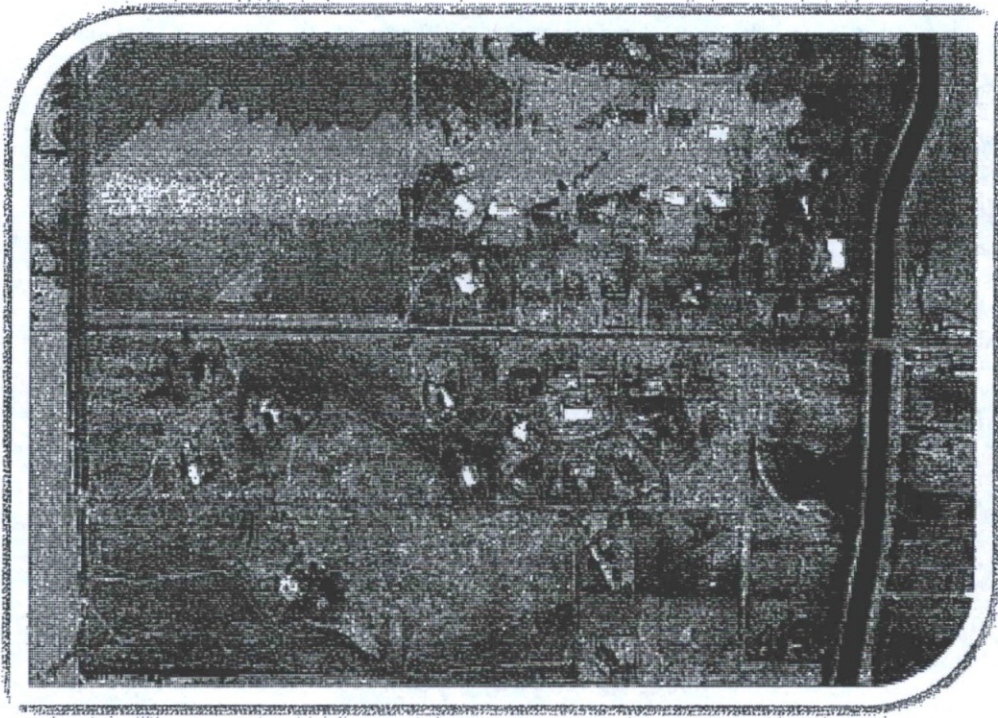
The following development requests are concurrently being sought from the City of Scottsdale:

- ✓ **General Plan Amendment** (companion Case No. 1-GP-2017) from the Rural Neighborhoods to Suburban Neighborhoods land use category
- ✓ **Rezoning** from R1-43 to R1-18/PRD for approximately 3.8 acres of property to accommodate a seven-lot luxury single-family home subdivision
- ✓ **Amended Plat** approval for Lots 3, 4 and 5 of Schaffner Estates

General Plan & Zoning

The property is currently master planned as a Rural Neighborhoods land use category and has a corresponding zoning of R1-43 and lies in the Southern Scottsdale Character Area Plan. The subject property, and surrounding roughly eight acres to the north and west, were originally platted and recorded in the late 1950's. This plat was called Schaffner Estates and was approved when this property was under Maricopa County jurisdiction. Over the last sixty years the area has seen a substantial evolution of land uses and development styles.

Figure 2: 1969 Aerial Photo of Area

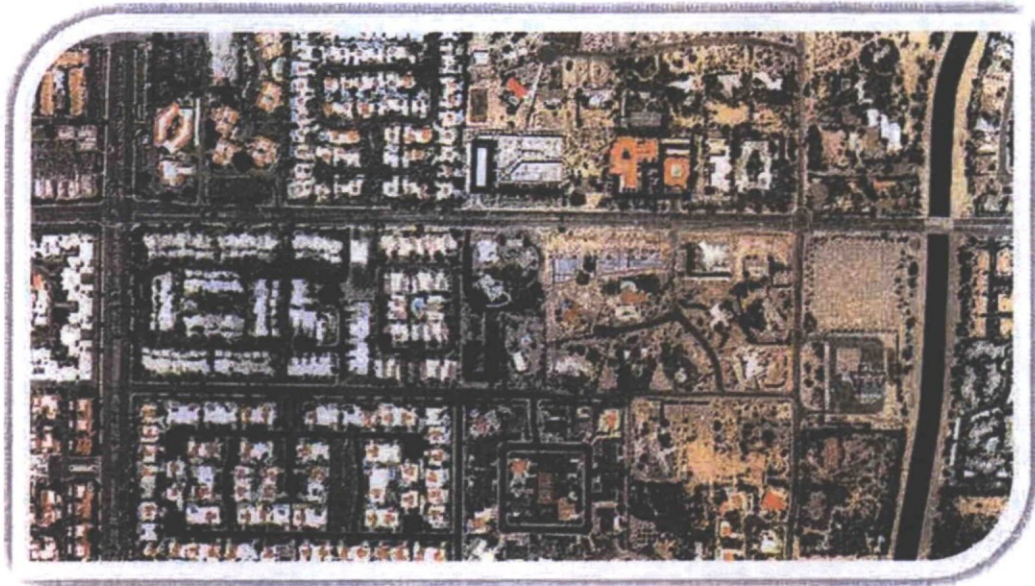


Within Schaffner Estates alone, the abutting parcels directly to the north of subject site developed as offices nearly twenty years ago in the late 1990's and have a current zoning designation of S-R (Service Residential). Additional parcels of Schaffner Estates with McDonald Rd frontage soon followed with additional office development as well. To the east of the site are a Paradise Valley Water Company and another utility service property, and to the south and west are R1-43 residentially developed properties also from the 1950's.



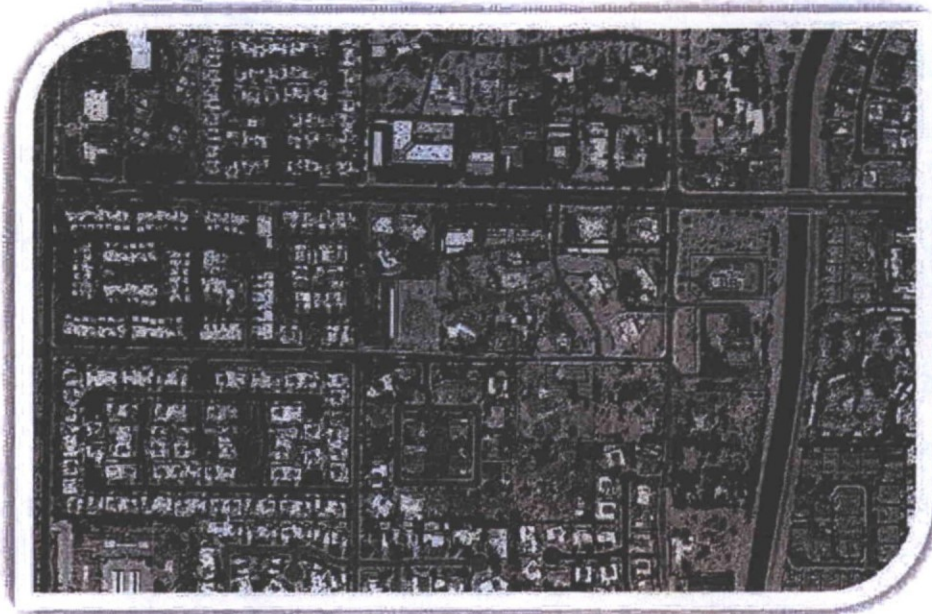
Figure 3: 1997 Aerial Photo of the Area

Through the years additional intensity and development has occurred in the area. Other



surrounding properties consist of a variety of developments from a church and condominium homes just further west of the property on McDonald, to single-family subdivisions (e.g. Woodleaf and Privado Village) on less than a half-acre lots, south of Palo Verde.

Figure 4: 2016 Aerial Photo of Area

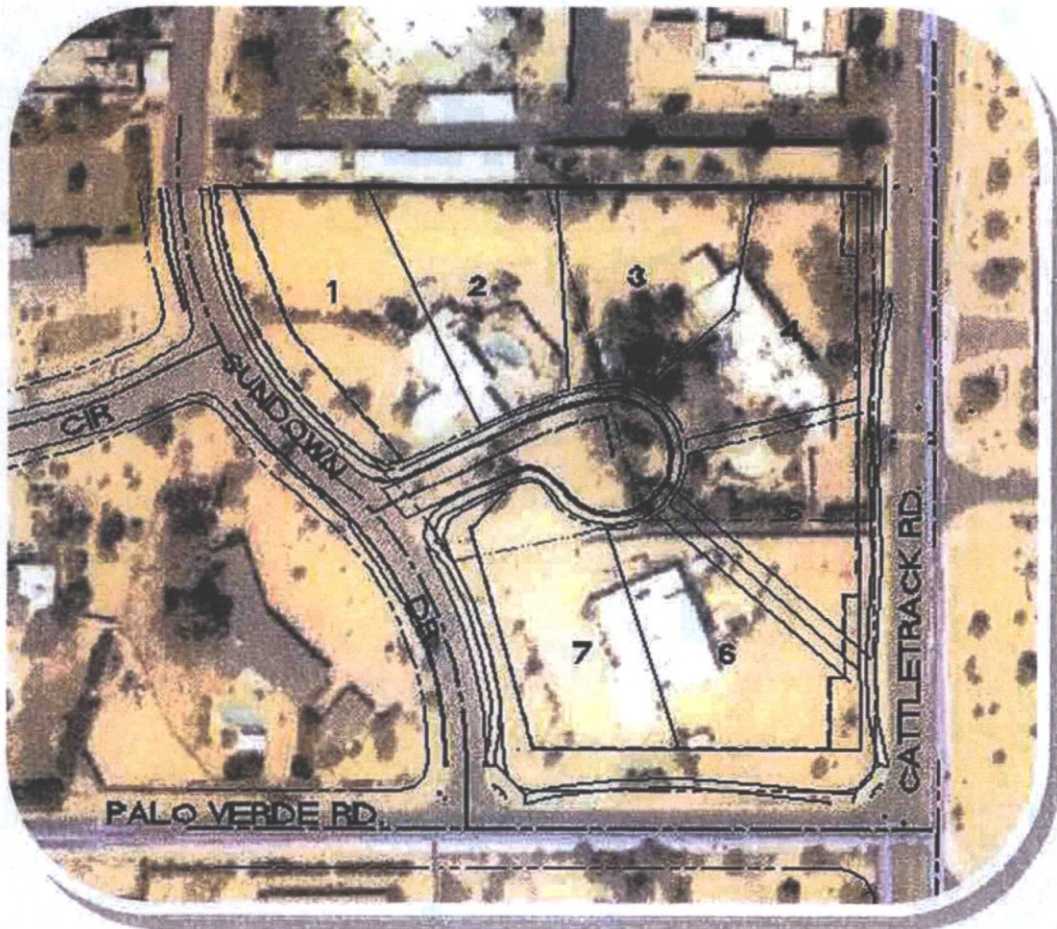


Development Program

As the surrounding area continues to undergo redevelopment, this assembly of three previously residentially developed properties consists of amending the existing plat and subdividing 3.8 acres (gross) into seven single-family lots ranging in size between 13,468 square feet up to 15,894 square feet, with an average lot size being 14,300 square feet.

Land Uses & Density

The overall project density is 1.84 DU/AC. The requested rezoning for the property is from the R1-43 to the R1-18/PRD zoning district (Tab 1). This requested zoning district, as previously discussed, is fully compatible with the abutting neighborhood commercial, and neighboring utility and residential uses and development in the immediate and surrounding vicinity. The request is to accommodate the odd shaped parcel that has served to constrain the development possibilities on the parcel. The developer is pleased to present this request that very nearly meets all the typical criteria with the amendment standards available to City staff except the front yard width.



Site Plan

All seven lots have front yards which front a single cul-de-sac street (Tab 2) This lot layout is consistent with current single-family residential design, in addition to deeper lot configurations. With the proliferation of more redevelopment and in-fill development in the City, it is much more common for new residential lots to be more deep and narrow than shallow and wide.

Furthermore, the design, which offers access to all the lots from a single road, is of a much more modern design, versus the large lots that take access from collectors and in multiple locations and lack in the establishment of a neighborhood street feel. This modern site plan design is also what necessitates the flexibility of implementing modifications to development standards through a Planned Residential Development (TAB 3).

Siena Estates lots will be host to large custom and semi-custom luxury homes and will in turn create a boutique pocket neighborhood in an extremely desirable location in southern Scottsdale. The composition and project character is "traditional" but with a leaning to the modern. Adams Craig Acquisitions (ACA) has been actively building homes that are both elegant and smart. The systems installed on their homes have been so advanced that they are LEED Silver and Gold certified. While ACA recognizes that they may not be building every home in this development they are drafting CC&Rs that will serve to guide the construction of all homes such that they will use current materials and methods that promote energy efficiency and meet green and LEED residential building standards (TAB 4). The diversity of the neighborhood will be enhanced in this quiet neighborhood by the varying homes that will be built. All of the lots will meet parking requirements of at least four on-site parking spaces per lot, a minimum of two which will be covered (in this case garaged) and at least two spaces available on a paved driveway.

Criteria	Required	Amendment	% Reduction
Lot Size	18,000 sf	13,000 sf	28 %
Lot Width	120 feet	60 feet	50 %
Front Setback	35 feet	30 feet	15 %
Side Setback	10 feet	10 feet	0 %
Rear Setback	30 feet	30 feet	0 %

Development Standards

In accommodation of the unique "boutique" neighborhood associated with this zoning request, the following development standard modifications for this R1-18/PRD zone are requested.

Standard Description	R1-18 Conventional	R1-18 PRD	Modification (%)
Minimum Lot Area (SF)	18,000	13,000*	28%
Minimum Lot Width (FT)	120	60**	50%
Front Yard Setback (FT)	35	30**	15%
Side Yard Setback (FT)	10	0	0%
Rear Yard Setback (FT)	30	0	0%



*Only one lot is less than 13,500 square feet. The seven lots average close to 14,300 SF.

**Due to the preferred site plan layout, after many iterations, this concept offers regularly "pie-shaped" lots around a single cul-de-sac street providing deeper and more narrow lots than the traditional R1-18 zone, thus necessitating the modifications to lot area, lot width and front yard setbacks.

PRD Rationale

It has been demonstrated through the many different subdivision layouts proposed over the last couple of years, and in coordination with City Staff, the neighboring property owners, that this particular development plan, with only a couple of modifications, truly is a superior product to any other alternative. Not only does this proposal complement and remain consistent with the development patterns and incremental changing conditions of redevelopment in the area, this particular site plan better serves not only neighboring property owners, but future property owners of Siena Estates.

A high-end luxury custom and semi-custom home subdivision will better develop under these conditions than would otherwise occur meeting every conventional zoning standard, which caused the creation of irregularly shaped, less desirable lot configuration and site plans than a site plan that absolutely reduces the number of modifications necessary for the successful development of a beautiful neighborhood in southern Scottsdale.

Open Space & Wall Plan

Over 10 percent of the site will be maintained with landscaped open space, with landscaped tracts along all of the street frontages (TAB 5). Due to the project's location, local amenities, specifically the canal trail, is easily and conveniently accessed just to the north and east of the community off of McDonald Dr. The existing wall along the northern perimeter of the property will remain and a new project wall will be constructed along the perimeter roads of the project. The wall will be constructed of CMU block which has not been determined yet but will be a composite of smooth and split face block that will add to the overall upscale feel of the development.

Please note that landscape easements have been proposed on lots 4-6 to allow for more robust landscaping treatment along Cattletrack. The goal is to achieve an average depth of 15' along Cattletrack to aid the improvement of the streetscape.

Circulation Plan

Sundown Drive will be milled and the full section along the project frontage will be repaved. The new street will also be constructed per City standards (TAB 6). Existing sidewalk will remain along Cattletrack frontage, and new sidewalk will be constructed along Palo Verde and on through the cul-de-sac street and all project street frontages.

Grading & Drainage

Siena Estates grading and drainage concept plans comply with City development standards (TAB 7) As further described in the preliminary drainage report, the existing developed parcels generally drain to the southeast. The new lots will drain to the cul-de-sac street and then be collected and directed by storm drain to the existing catch basins in Cattletrack Rd and south of McDonald Dr. This is the existing pattern and it will generally continue in this pattern with only the addition of shallow retention/detention basins to aid the system favorably.

PRD Findings

Siena Estates development proposal meets the findings for the approval of a Planned Residential Development in the following:

- A) That the development proposed is in substantial harmony with the General Plan of the City of Scottsdale, and can be coordinated with existing and planned development of surrounding areas.

Located in the Southern Scottsdale Character Area, Siena Estates development is in full harmony with the General Plan's goals as this area has reached near build-out with a focus on redevelopment (and infill). This particular project takes residential property in need of redevelopment and creates a modern subdivision layout with lots that are still substantial in size, provides for the continuing use of residential in the area and preserves the neighborhood's character.

- B) That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.

In conjunction with the development of the subdivision, improvements to Sundown Dr will be made, bringing this road up to City standards and more than adequately serving the seven residences of the new subdivision, as well as better serving the existing residents who live on Sundown Circle.

- C) The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing will establish beyond a reasonable doubt that the planned residential development will constitute a residential environment of sustained desirability and stability that it will be in harmony with the character of the surrounding area, and that the sites proposed for public facilities such as schools, playgrounds and parks, are adequate to serve the anticipated population.

As has been demonstrated with this proposal, Siena Estates PRD will create a residential environment of sustained desirability and stability of a "boutique" pocket neighborhood with lots that are compatible with adjacent existing uses and sizes. It is a proposal of redeveloping an area, but maintaining the residential uses and integrity of the existing

neighborhood. The existing schools and public facilities have capacity to serve four additional residences, to the three that were previously being served on the site.

Conclusion

Siena Estates will offer a highly desired “boutique” pocket neighborhood enhancing the City, increasing property values with new homes and needed upgrades to City streets and infrastructure. Furthermore, the findings for PRD development are met with this comprehensive plan for a relatively small project that is an incremental improvement to the evolving southern Scottsdale area.



Table of Exhibits

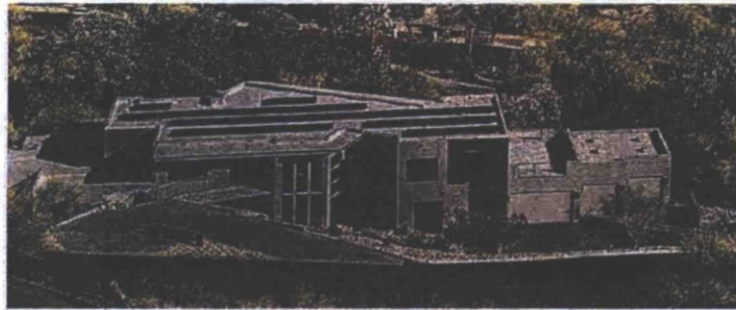
TAB	EXHIBIT
1	Context Aerial/Zoning Exhibit
2	Conceptual Landscape Site Plan
3	Subdivision Plan
4	Precedent Character Exhibit
5	Open Space & Wall Plan
6	Circulation Plan
7	Grading & Drainage Plans





Housing Element Goal 2 Exhibit

MODERN



TRANSITIONAL MODERN



TRADITIONAL



SIENA ESTATES

PROPOSED R1-18 AMENDED DEVELOPMENT STANDARDS

Sec 5 300 - Single-family Residential (R1-18)

(Ord No 4005, § 1(Res No 8947, Exh A, § 32), 4-3-12)

Sec 5 301 - Purpose

This district is intended to promote and preserve residential development Lot size is such that a low density of population is still maintained Land use is composed chiefly of individual homes, together with required recreation, religious and educational facilities as the basic elements of a balanced neighborhood

Sec 5 302 - Use regulations

- A *Permitted uses* Buildings, structures or premises shall be used and building and structures shall hereafter be erected, altered or enlarged only for the following uses
- 1 Any use permitted in the (R1-43) single-family residential district (see section 5 102A)
- B *Permitted uses by conditional use permit* Any use permitted by conditional use permit in the (R1-43) single-family residential district (see section 5 102B)

(Ord No 3048, § 2, 10-7-97, Ord No 3034, § 1, 11-4-97, Ord No 3103, § 1, 1-6-98, Ord No 3493, § 1, 3-4-03)

Sec 5 303 - Reserved

Editor's note— Ord No 4164, § 1(Res No 9857, § 1, Exh A, § 10), adopted Aug 25, 2014, repealed § 5 303 which pertained to approvals required and derived from Ord No 3225, § 1, adopted May 4, 1999

Sec 5 304 - Property development standards

The following property development standards shall apply to all land and buildings in the R1-18 district

- A *Lot area*
- 1 Each lot shall have a minimum area of not less than ~~eighteen thousand (18,000) square feet~~ **thirteen thousand five hundred (13,500) square feet**
 - 2 If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section
- B *Lot dimensions*
- 1 *Width* All lots shall have a minimum width of ~~one hundred twenty (120) feet~~ **sixty (60) feet**
- C *Density* There shall not be more than one (1) single-family dwelling unit on any one (1) lot
- D *Building height* No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII

E. Yards.

1. Front Yard.

- a. There shall be a front yard having a depth of not less than ~~thirty-five (35) feet~~ **thirty (30) feet**.
- b. Where lots have a double frontage on two (2) streets, the required front yard than ~~thirty-five (35) feet~~ **thirty (30) feet** shall be provided on both streets.
- c. On a corner lot, the required front yard of than ~~thirty-five (35) feet~~ **thirty (30) feet** shall be provided on each street. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard on each side of a building having a width of not less than ten (10) feet.

3. Rear Yard. There shall be a rear yard having a depth of not less than thirty (30) feet.

4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall be not less than ten (10) feet between an accessory building and the main building.

2. The minimum distance between main buildings on adjacent lots shall not be less than twenty (20) feet.

G. *Walls, fences and landscaping.* Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. *Exception:* Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.

H. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 33), 4-3-12)

Sec. 5.305. - Off-street parking.

The provisions of article IX shall apply.

Sec. 5.306. - Signs.

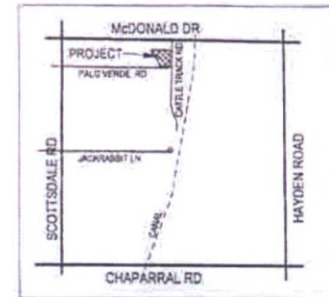
The provisions of article VIII shall apply.

ADAMS CRAIG ACQUISITIONS

REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES

PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250

APN's 173-04-016, 173-04-017, 173-04-018



VICINITY MAP

PROJECT DATA

EXISTING ZONING R1-15
 PROPOSED ZONING R1-16 PRE
 EXISTING OP RURAL
 PROPOSED OP SUBURBAN
 GROSS AREA 3.80 AC
 DENSITY 1.84 DU/AC
 EX. PARCEL AREA 2.99 AC
 PROP. ROW AREA 0.28 AC
 NET AREA 2.70 AC
 TRACT AREA 0.30 AC
 OPEN SPACE 13,194 SF
 NET OPEN SPACE % 11.2%

NOTE:
 - GROSS AREA IS CALCULATED AS THE AREA TO THE
 CL. OF THE ADJACENT STREETS (ZONING BOUNDARY).
 - EX. PARCEL AREA IS THE AREA OF LOTS 3-5 OF
 SCHAFFNER ESTATES.

BUILDER:
 ADAMS CRAIG ACQUISITIONS
 7904 E. CHAPARRAL RD.
 SUITE A110-113
 SCOTTSDALE, ARIZONA 85250
 PHONE: (480) 834-5015

ENGINEER:
 EK CONSULTING, L.L.C.
 4858 EAST BASELINE ROAD
 SUITE 101
 MESA, ARIZONA 85206
 PHONE: (480) 664-8592
 FAX: (480) 275-5512



SIENA ESTATES
 PALO VERDE LANE AND CATTLETRACK ROAD
 SCOTTSDALE, AZ 85250

SUBDIVISION PLAN

PROJ. No.: 3639
 DATE: AUG 2017
 SCALE: 1"=30'

EK CONSULTING L.L.C.

DESIGNED BY: [] DRAWN BY: [] APPROVED BY: []
 REV. [] DRAWING NO. []

1
 SHEET 1 OF 1

LEGAL DESCRIPTION:

THAT PART OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GUA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 PARCELS 3, 4 AND 5 OF SCHAFFNER ESTATES RECORDED IN MCR BOOK OF MAPS 75, PAGE 25.

DRAINAGE NARRATIVE:

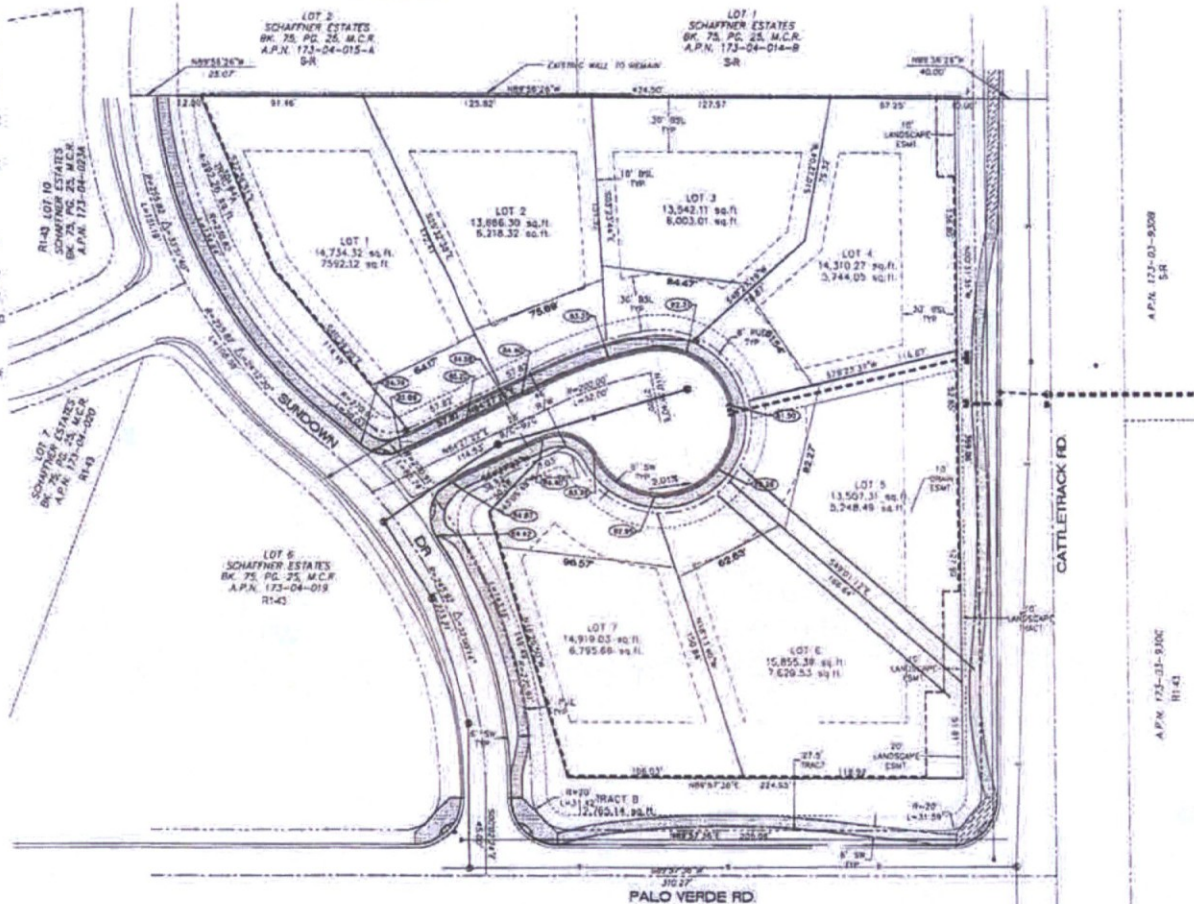
THE EXISTING PARCELS AND HOMES DRAIN GENERALLY TO THE SOUTHEAST. THE LOTS WILL DRAIN TO THE CUL-DE-SAC TO BE COLLECTED AND DIRECTIONED BY STORM DRAIN, TO A PROPOSED SHALLOW BASIN WHICH WILL DRAIN INTO EXISTING CATCH BASIN BY CATTLE TRACK THAT DIRECTION WATER TO THE EXISTING RETENTION BASIN LOCATED EAST OF CATTLETRACK AND SOUTH OF McDONALD DRIVE. PORTIONS OF LOTS 4-7 WILL DRAIN TO CATTLETRACK AND TO PALO VERDE TO BE RETAINED IN SMALL DETENTION BASINS DESIGNED TO ASSIST IN PROVIDING ADDITIONAL RUNOFF GENERATED BY THE DEVELOPMENT.

ENGINEER'S NOTES:

1. THE POWER, GAS AND WATER UTILITIES ARE ALREADY LOCATED IN THE EXISTING STREETS. THE EXISTING EASEMENTS AND UTILITIES LOCATED WITHIN THE LOTS WILL BE ABANDONED AND REMOVED. NEW FACILITY LINES WILL BE EXTENDED INTO THE PROPOSED CUL-DE-SAC AND SERVICES PROVIDED TO EACH LOT.
2. THE EXISTING SEPTIC SYSTEMS WILL BE ABANDONED AND REMOVED. THE PROPOSED LOTS WILL BE CONNECTED TO A SEWER LINE THAT WILL BE EXTENDED INTO THE DEVELOPMENT FROM PALO VERDE LANE.
3. THERE ARE NO APPARENT NATURAL WATERCOURSES WITHIN CLOSE PROXIMITY TO THE PROPERTY.
4. THE EXISTING STRUCTURES WILL BE REMOVED AS THE PROPERTY IS DEVELOPED.
5. THE ZONING BOUNDARY IS EXTENDED TO THE CENTERLINES OF CATTLETRACK, PALO VERDE AND SUNDOWN.
6. THE SIDEWALK WILL BE EXTENDED ALONG PALO VERDE.
7. CURB, CUTTER AND SIDEWALK WILL BE ADDED ALONG THE EAST SIDE OF SUNDOWN DRIVE.
8. THE PAVEMENT IN SUNDOWN WILL BE REMOVED BY MILLING AND REPLACED WITH HOT ASPHALT PAVEMENT AND RIBBON CURB ALONG THE WEST SIDE OF THE STREET DURING THE CONSTRUCTION OF THIS PROJECT.
9. THE EXISTING DRIVEWAY LOCATIONS ALONG CATTLETRACK AND PALO VERDE WILL BE REMOVED AND REPLACED WITH CURB AND CUTTER TO MATCH THE EXISTING.
10. NEW STREET TO BE CONSTRUCTED PER SUBURBAN LOCAL RESIDENTIAL SECTION.
11. EACH LOT WILL BE REQUIRED TO HAVE PARKING FOR AT LEAST FOUR (4) VEHICLES. TWO COVERED (GARAGE) AND TWO ON THE DRIVEWAY.

LEGEND

- TOP OF CURB
- - - - - CULDE SAC BREAK
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- - - - - BUILDING SETBACK LINE (BYL)
- EXISTING CONCRETE (TO REMAIN)
- PROPOSED CONCRETE
- - - - - PROPOSED CONTOUR
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING WALL (TO REMOVE)
- EXISTING WALL (TO REMAIN)
- - - - - PROPOSED WALL
- STORM DRAIN



APN: 173-04-016

Resolution No. 10940
 Exhibit A
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 08/23/2017

1-GP-2017
 08/23/2017

ADAMS CRAIG ACQUISITIONS
REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250
APN's 173-04-016, 173-04-017, 173-04-018



VICINITY MAP

DRAINAGE NARRATIVE:

THE EXISTING PARCELS AND HOMES DRAIN GENERALLY TO THE SOUTHEAST. THE LOTS WILL DRAW TO THE CUL-DE-SAC TO BE COLLECTED AND DICTED, BY STORM DRAIN, TO A PROPOSED SHALLOW BASIN WHICH WILL DRAIN INTO EXISTING CATCH BASINS IN CATTLE TRACK THAT DIRECT WATER TO THE EXISTING RETENTION BASIN LOCATED EAST OF CATTLETRACK AND SOUTH OF McDONALD DRIVE. PORTIONS OF LOTS 4-7 WILL DRAIN TO CATTLETRACK AND TO PALO VERDE TO BE RETAINED IN SMALL DETENTION BASINS DESIGNED TO ASSIST IN PROVIDING ADDITIONAL RUNOFF GENERATED BY THE DEVELOPMENT.

ENGINEER'S NOTES:

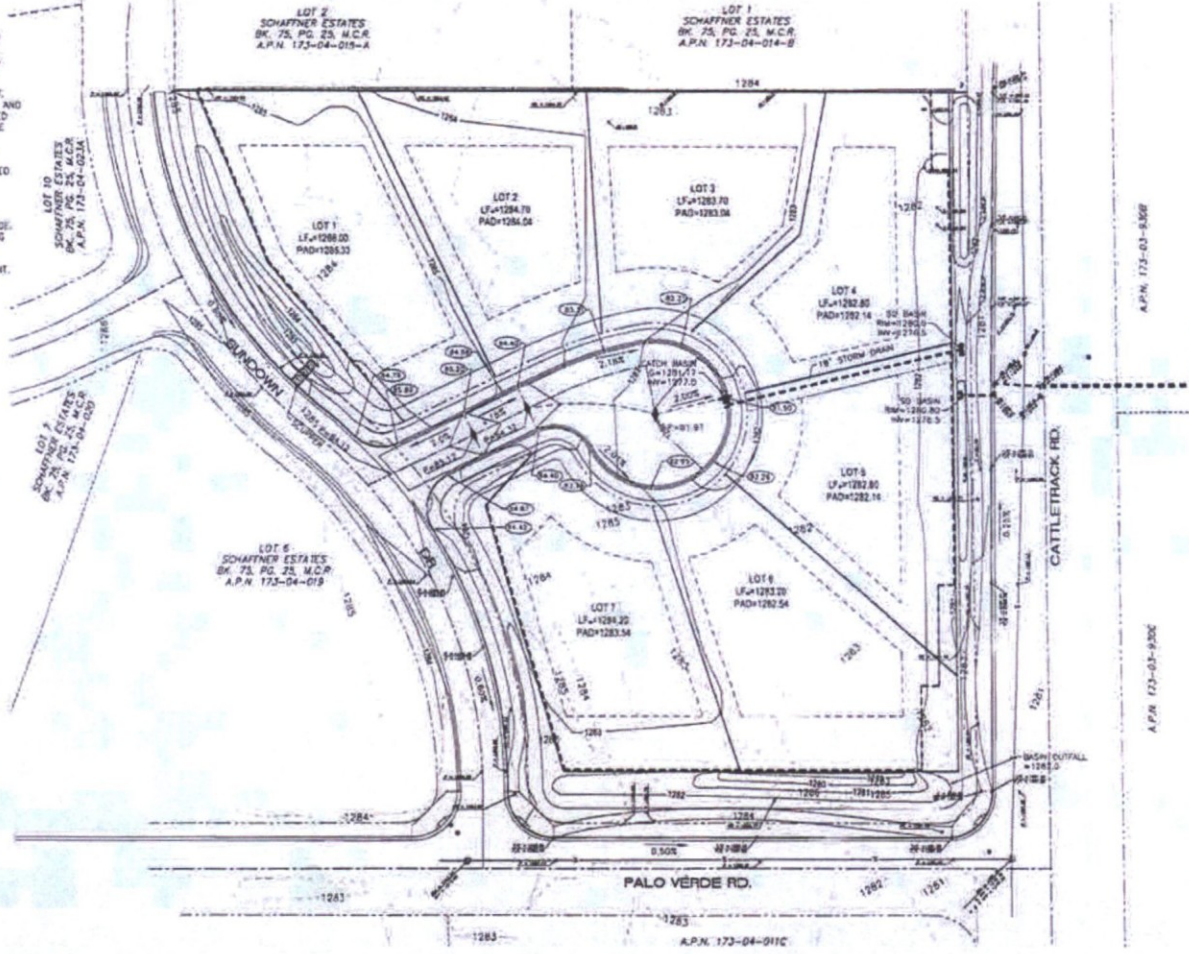
1. THE POWER, GAS AND WATER UTILITIES ARE ALREADY LOCATED IN THE EXISTING STREETS. THE EXISTING CASEMENTS AND UTILITIES LOCATED WITHIN THE LOTS WILL BE ABANDONED AND REMOVED. NEW FACILITY LINES WILL BE EXTENDED INTO THE PROPOSED CUL-DE-SAC AND SERVICES PROVIDED TO EACH LOT.
2. THE EXISTING SEPTIC SYSTEMS WILL BE ABANDONED AND REMOVED. THE PROPOSED LOTS WILL BE CONNECTED TO A SEWER LINE THAT WILL BE EXTENDED INTO THE DEVELOPMENT FROM PALO VERDE LANE.
3. THERE ARE NO APPARENT NATURAL WATERCOURSES WITHIN CLOSE PROXIMITY TO THE PROPERTY.
4. THE EXISTING HOMES AND UTILITIES WILL BE REMOVED AS THE PROPERTY IS DEVELOPED.
5. THE ZONING BOUNDARY IS EXTENDED TO THE CENTERLINES OF CATTLETRACK, PALO VERDE AND SUNDOWN.
6. THE SIDEWALK WILL BE EXTENDED ALONG PALO VERDE. CURB, GUTTER AND SIDEWALK WILL BE ADDED ALONG THE EAST SIDE OF SUNDOWN DRIVE.
7. THE PAVEMENT IN SUNDOWN WILL BE REMOVED BY MILLING AND REPLACED WITH NEW ASPHALT PAVEMENT DURING THE CONSTRUCTION OF THIS PROJECT.

LEGAL DESCRIPTION:

THAT PART OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE CLM AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 PARCELS 3, 4 AND 5 OF SCHAFFNER ESTATES RECORDED IN MCR BOOK OF MAPS 73, PAGE 25.

LEGEND

- 1283 — TOP OF CURB
- 1284 — GRADE BREAK
- 1285 — EXISTING ROOF ELEVATION
- 1284 — EXISTING CONTOUR
- — BUILDING SETBACK LINE (BSL)
- — EXISTING CONCRETE (TO REMAIN)
- — PROPOSED CONCRETE
- 1285 — PROPOSED CONTOUR
- — EXISTING LOT LINE
- — PROPOSED LOT LINE
- — EXISTING WALL (TO REMOVE)
- — EXISTING WALL (TO REMAIN)
- — PROPOSED WALL
- — STORM DRAIN



BUILDER:

ADAMS CRAIG ACQUISITIONS
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 SUITE A110-113
 SCOTTSDALE, ARIZONA 85250
 PHONE: (480) 634-5015

ENGINEER:

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 1808 EAST BASLINE ROAD
 SUITE 101
 MESA, ARIZONA 85206
 PHONE: (480) 684-8592
 FAX: (480) 275-5512



SIENNA ESTATES
 PALO VERDE LANE AND CATTLETRACK ROAD
 SCOTTSDALE, AZ 85250

GRADING AND DRAINAGE PLAN

PROJ. No: 3639
 DATE: AUG 2017
 SCALE: 1" = 30'

DESIGNED BY: [] DRAWN BY: [] APPROVED: CIB
 REV: [] DRAWING NO. []
 1
 SHEET 1 OF 1

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 Exhibit A
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 08/23/2017

1-GP-2017
 08/23/2017



Resolution No. 10940
 Exhibit A
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LEGEND

- Streetscape Landscape
22,472 SQ FT / 16.82 % of Gross
- Building Envelopes
- Privately Owned / Maintained Landscape
(does not contribute to provided open space)
- Landscape Easement
Area: 852 SQ FT

SIENA ESTATES
 PALO VERDE LANE AND CATTLE ROCK ROAD
 SCOTTSDALE, AZ 85250

CONCEPTUAL OPEN SPACE PLAN

PROJ. No.: 3639	6K CONSULTING LLC
DATE: 02 OCT 2017	
SCALE: 1/8" = 1'-0"	DESIGNED BY: []
REV.:	DRAWN BY: []
	APPROVED: []
	DRAWING NO. 3
	SHT. 9 OF 9



ADAMS CRAIG ACQUISITIONS
REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250
APN's 173-04-016, 173-04-017, 173-04-018

LEGEND

- BUILDING SETBACK LINE (RSL)
- EXISTING CONCRETE (TO REMAIN)
- PROPOSED CONCRETE
- PROPOSED LOT LINES
- EXISTING WALL (TO REMAIN)
- PROPOSED PERIMETER WALL
- TRACT (OPEN SPACE) AREA
- LANDSCAPE EASEMENT



Plant Materials Legend

symbol	species	size	q
TREES			
	Tree	24" box	
PLANTS			
	Shrub	5 gal	
	Groundcover	5 gal	
	Accent	5 gal	

PROJECT DATA

EXISTING ZONING: R1-45
 PROPOSED ZONING: R1-15 PRD
 EXISTING OP: RURAL
 PROPOSED OP: SUBURBAN
 GROSS AREA: 2.80 AC
 DENSITY: 1.84 DU/AC
 PARCEL AREA: 2.99 AC
 PROP ROW AREA: 0.11 AC
 NET AREA: 2.68 AC
 TRACT AREA: 0.30 AC
 OPEN SPACE: 13,194 SF
 NET OPEN SPACE %: 11.2%

NOTE:
 -SHRUB AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY)
 -PARCEL AREA IS THE TOTAL OF LOTS 3-5

BUILDER:

ADAMS CRAIG ACQUISITIONS
 7904 E. CHAPARRAL RD.
 SUITE A110-113
 SCOTTSDALE, ARIZONA 85250
 PHONE: (480) 634-5015

ENGINEER:

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 SUITE 101
 MESA, ARIZONA 85208
 PHONE: (480) 664-8592
 FAX: (480) 275-5512



SIENA ESTATES
 PALO VERDE LANE AND CATTLETRACK ROAD
 SCOTTSDALE, AZ 85250

LANDSCAPE PLAN

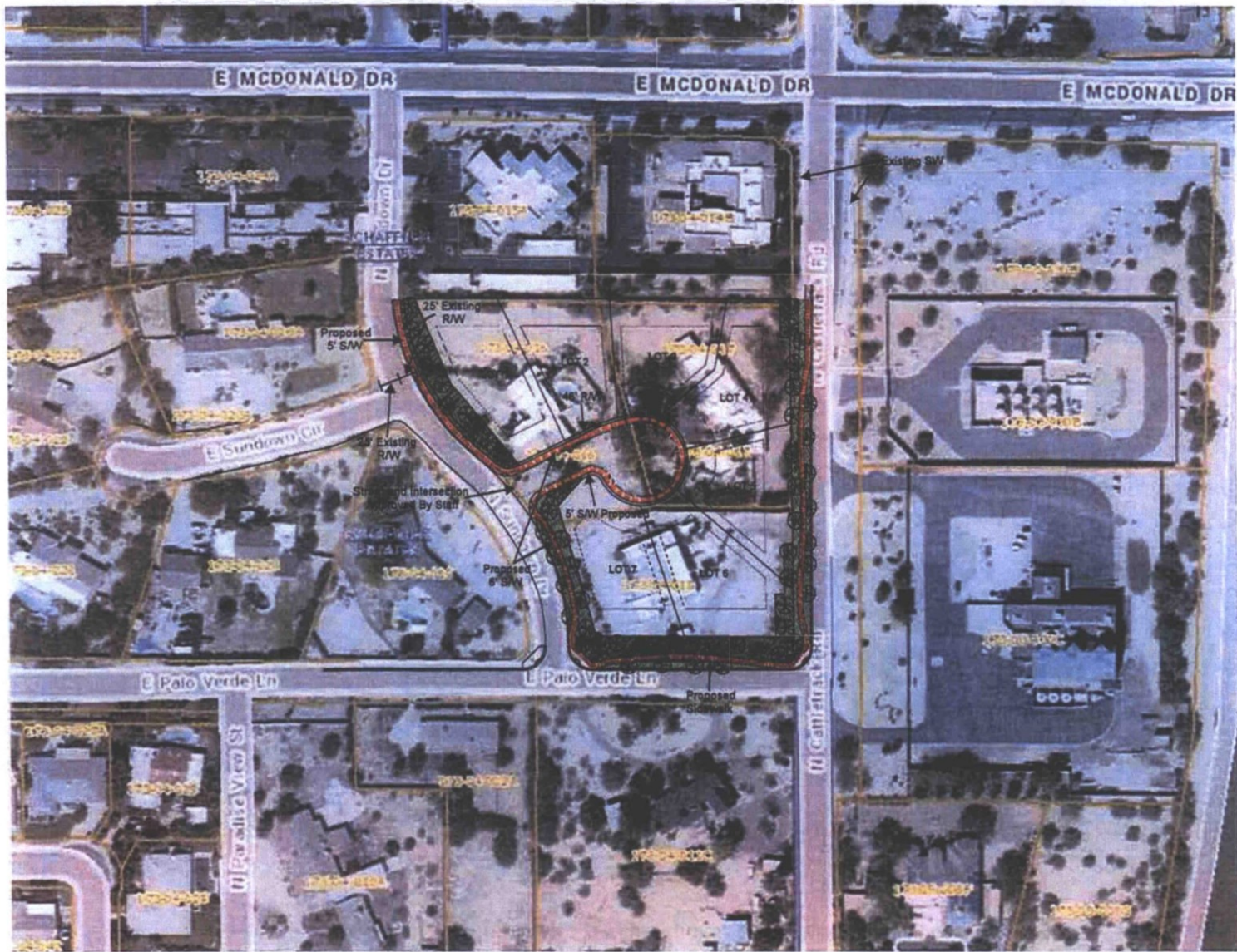
PROJ. No. 5830
 DATE: AUG 2017
 SCALE: 1"=30'

DESIGNED: BK DRAWN: BK APPROVED: CHB
 REV. _____ DRAWING NO. _____
 1
 SH. 1 OF 1

Resolution No. 10940
 Exhibit A
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10-ZN-2017
 08/23/2017

1-GP-2017
 08/23/2017



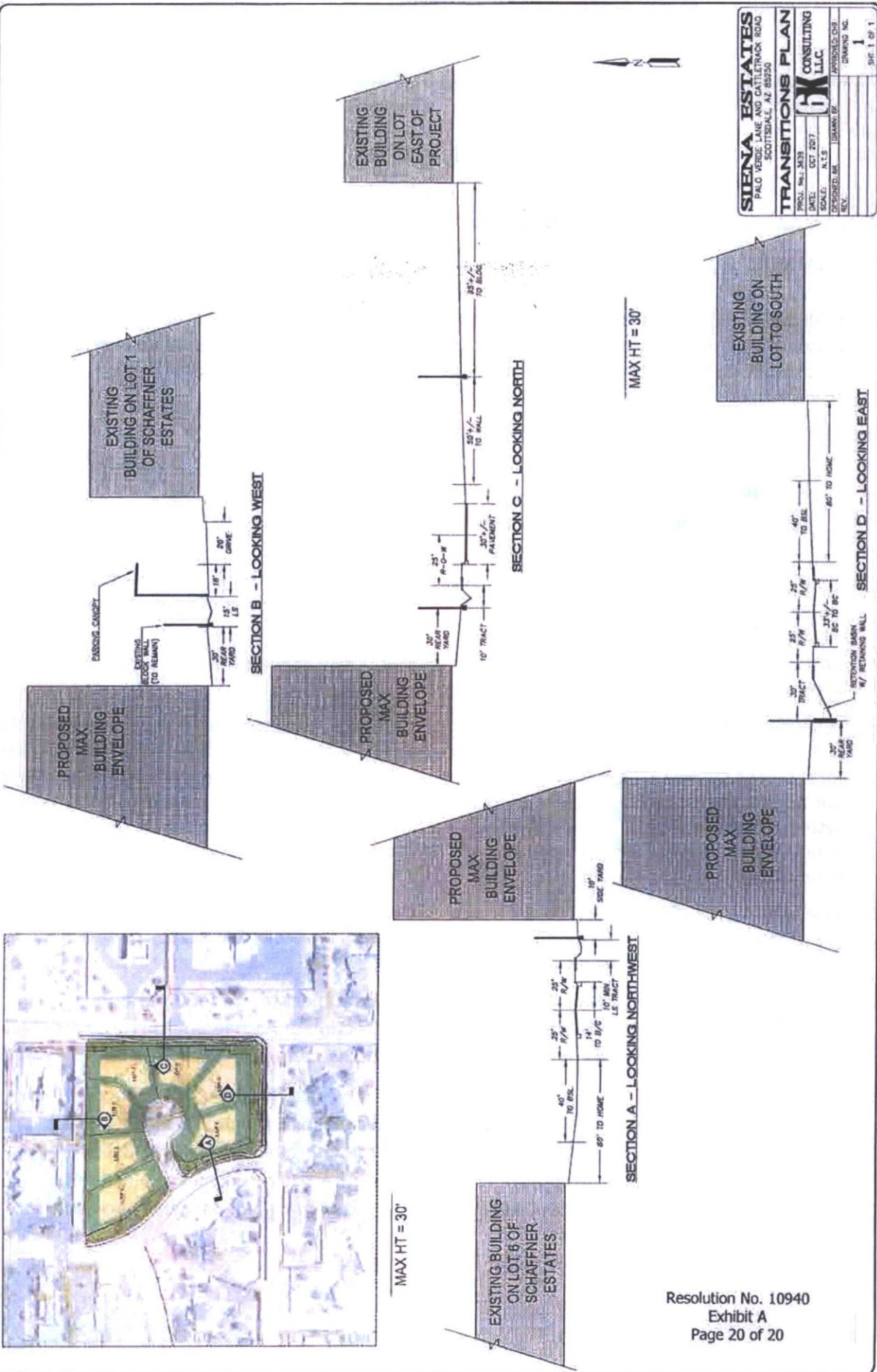
Resolution No. 10940
 Exhibit A
 Page 19 of 20

- LEGEND**
- 6' Exterior Public Sidewalk
 - 6' Interior Public Sidewalk
 - Drainage Open Space Tract
 - Landscape Assessment

SIENA ESTATES
 PALO VERDE LANE AND CATTLETRACK ROAD
 SCOTTSDALE, AZ 85250

TRANSPORTATION ANALYSIS & CONCEPTS

PROJ. No.: 3539	6K CONSULTING L.L.C.
DATE: 02 OCT 2017	
SCALE: 1/50	
DESIGNED BY: [] DRAWN BY: []	APPROVED: []
REV: []	DRAWING NO. 4
	SHEET 4 OF 8



SIENA ESTATES
 PALO VERDE TRAIL AND STATION ROAD
 SCOTTSDALE, AZ 85258

TRANSITIONS PLAN

PROJ. NO.: 207
 DATE: OCT 2017
 SCALE: N.T.S.
 DESIGNED BY: [Redacted]
 DRAWN BY: [Redacted]
 REV: [Redacted]

CK CONSULTING LLC
 APPROVAL: [Redacted]

DRAWING NO.: 1
 SHEET NO.: 1 OF 1

Project Narrative

Siena Estates

Case # 1-GP-2017

Location: Southwest corner of McDonald Drive & Cattletrack Road



Request for a Major General Plan Amendment

- Rural to Suburban neighborhood
- Rezoning from R-43 to R1-18 PRD

Prepared by:
Cholla Susini
&
Stephen Adams

Adams Craig Acquisitions
7904 E Chaparral Rd #A110-113
Scottsdale, AZ 85250



SIENA ESTATES

General Plan Amendment Narrative

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- I. Project Introduction/Request**
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 - B. Project location
 - C. Description of the Request
- II. General Plan Amendment Overview**
- III. Conformance with Scottsdale General Plan Guiding Principles and Elements**
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 - B. Guiding Principle: Support Economic Vitality
 - C. Guiding Principle: Enhance Neighborhoods
 - D. Guiding Principle: Preserve Meaningful Open Space
 - E. Guiding Principle: Seek Sustainability
 - F. Guiding Principle: Advance Transportation
- IV. Conformance with Southern Scottsdale Character Area Plan**
- V. Planned Residential Development (PRD)**
- VI. Conclusion**

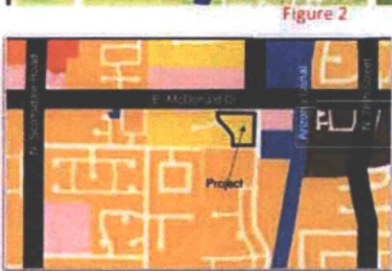


I. Project Introduction/Request

A. Introduction

Adams Craig Acquisition's purchased 3.8 acres in Southern Scottsdale with a vision of building *Siena Estates*, an intimate 7 lot, single-family home community. *Siena Estates* will feature single level, semi-custom homes ranging in size between 3,000 – 4,000 sq. ft. Every home in *Siena Estates* will be required to meet green building guidelines and obtain certifications from the National Green Building Standard ("NGBS"), an affiliate of the National Association of Homebuilders ("NAHB") and Energy Star®. In addition, *Siena Estates* will include landscaped tracts along the east, south and west perimeter along with winding sidewalks to improve pedestrian mobility in the area and maintained open space for the neighborhood.

B. Project Location



Siena Estates is located in the southwest corner of McDonald Drive and Cattletrack Road and is comprised of three parcels (APN 173-04-016, 173-04-017, 173-04-018) ("the Property") currently zoned R-43. The Property is currently partially developed, vacant lots with commercial buildings to the north, Paradise Valley water treatment station to the east, R-43, R1-35 and R1-18 PRD single-family homes to the south and Schaffner Estates, a 5 lot, single-family cul-de sac community zoned R-43.

(See Figure 1 and Figure 2 left.)

C. Description of the Request

Adams Craig ("the Developer") request a major General Plan Amendment ("GPA") from Rural Neighborhoods to Suburban Neighborhoods and a request to rezone the Property from R-43 to R1-18 PRD creating 7 single family, residential lots. The Property will have a density gross zone area of 3.8 ac, density of 1.84 du/ac with a single story height restriction



on all lots. Desert landscape tracts will run north and south along Cattletrack, east and west along Palo Verde and north and south along Sundown including sidewalks throughout the interior cul-de-sac. The new site plan will add a total of 17,065 sq. ft. of maintained, desert landscaped open space.

II. General Plan Amendment Overview

In accordance with the City of Scottsdale's General Plan, Siena Estates request to change the Property Designation for *Group A Rural Neighborhoods/Natural Open Space* to *Group B Suburban Neighborhoods/ Developed Open Space* qualifies as a Major General Plan Amendment based on the *Change in Land Use Category*. Amending the land use and increasing the density on the Property will enhance the neighborhoods character by providing a visually pleasing transition between the Commercial parcels to the north and the residential areas to the south.

III. Conformance with Scottsdale General Plan Guiding Principles and Elements

CityShape 2020 was a citizen driven process to "plan the physical form of Scottsdale's Vision. (Scottsdale General Plan www.scottsdaleaz.gov) From this process of community outreach to enhance the General plan the City adopted a three-level approach to General Planning. Level 1 defines five Citywide planning zones. Siena Estates falls into Zone A-1, which is described by the city to include some of the most mature housing in the city. Level 2 defines Character Planning. The Property falls within the Rural/ Rural Desert Character Type. Although Siena Estates is seeking *Suburban/Suburban Rural Desert* the Developer will put into place community restrictions such as only single level homes and community maintained desert landscape perimeters, to ensure that the transition between Rural and Suburban is hardly noticeable to local residents and visitors. The last is Level 3, Neighborhood Planning, which currently does not apply to the Property. The Developer is asking for a Planned Residential Development ("PRD") to more clearly define the neighborhood goal at Siena Estates.

Scottsdale's General Plan consists of six Guiding Principles that clearly establish the values and goals set forth for the future development and growth in Scottsdale. *But, such rigid application would not be responsive to the natural changes and unforeseen opportunities that arise in a community as dynamic as Scottsdale. (Scottsdale General Plan www.scottsdaleaz.gov)* There is fluidity in the General Plan that allows for amendments that support the majority of the Guiding Principles and add value to Scottsdale neighborhoods. To further outline the goals and direction of the city's Guiding Principles 12 supporting Elements were developed. The goal of the Developer at Siena Estates is to work within the framework of these Principles securing an amendment that continues to serve the Guiding Principles and Scottsdale while meet all applicable Elements.



The Six Guiding Principles and supporting Elements:

1. Value Scottsdale's Unique Lifestyle & Character
 - 1.1 Character and Design
 - 1.2 Land Use
2. Support Economic Vitality
 1. 2.1 Economic Vitality
 - 2.
3. Enhance Neighborhoods
 - 3.1 Community Involvement
 - 3.2 Housing
 - 3.3 Neighborhoods
4. Preserve Meaningful Open Space
 - 4.1 Open Space and Recreation
 - 4.2 Preservation and Environmental Planning
5. Seek Sustainability
 - 5.1 Cost of Development
 - 5.2 Growth of Development
 - 5.3 Growth Areas
 - 5.4 Public Services and Facilities
6. Advance Transportation
 - 6.1 Community Mobility

Guiding Principle: Value Scottsdale's Unique Lifestyle & Character

Character & Design Element Goals & Approaches:

- Diversify housing types in innovative development patterns;
- Revitalize a landscape bordering the subdivision in a growth area;
- Integrate natural landscape;
- Reinforce park, trail, paths, open space between live, work, recreation and all local land uses;
- Increase development patterns and uses consistent with surrounding uses and the area's character.

Long range planning for this project begins with the village that is "Old Town" and moves 1 mile north to Siena Estates. Siena Estates is between McDonald Dr. North, Chaparral Rd.



South, Scottsdale Rd. West, and the Arizona Canal (Developments past the canal do not have the same character and feel so the Developer has chosen to not consider them as strongly in the General Plan Amendment.) The Project will be Modern Transitional, much like Old Town, with historic, rustic roots of the Southwest accenting modern architecture.

Character & Design Element Goal 1 (Bullets 1 – 3) address how the proposed development is appropriate considering the area character and the specific context of the adjacent neighborhood. More specifically, please remark on how the proposed development is contextually compatible, is responsive to site conditions, and addresses how visual impacts on neighboring properties will be addressed so as to be compatible with the surrounding neighborhood.

Siena Estates will compliment the surrounding communities. Single-family homes will be built in Siena Estates mirroring the homes in the adjacent properties. Desert landscaping will border Siena Estates to enhance the current landscaping character of the community. Perimeter walls will be low where required by the City and near the community entrance off Sundown to link the new community to Schaffner Estates maintaining the current feeling of openness. At the north end of Sundown, a landscaped open space will be added in lieu of the current dead-end at the gate. This area will be open to both communities to reinforce the sense of community between the two. The aesthetics of the community will be primarily transitional modern with clean lines while incorporating traditional Southwestern design elements.

Character & Design Element Goal 6 provide details on any mature landscaping that will be maintained, the proposed landscaping, and how the landscaping will reinforce the character of the surrounding neighborhood, particularly if applying for R1-18 PRD (10-ZN-2017).

A majority of the onsite native resources are in bad shape due to age and lack of care. The palms, native trees and existing plants that can be preserved will be labeled “high priority” resources and taped off to not disturb or moved to an onsite nursery if needed during site development. The surrounding neighborhoods have natural desert, turf or over grown landscapes. Siena Estates will include a natural desert landscape. The new plant pallet will include native, adolescent, desert trees such as Palo Verde and Cascalote to incorporate species already planted in the surrounding area. Low water use shrubs, ground cover and desert friendly flowers will be used to dress up the walkways and landscaped community areas while still presenting a more natural desert look.

Character & Design Element Goal 7 provide information on how the proposed project will have sensitive outdoor lighting that will reflect the character of the surrounding neighborhood.



Standard streetlights used by the City of Scottsdale will be installed as needed per code within Siena Estates. Placement including the use of shields will be taken into consideration to provide the best lighting for the residents and surrounding neighbors. All landscape lighting within the community areas will be set on a timer and DarkSky approved. DarkSky approved house light fixtures as well as proper downward placement and shields if needed will be used to prevent light disturbance within the community and will be required in the Siena Estate CC&R's.

Land Use Element Goals & Approaches:

- Convert current Rural designation to Suburban designation to closely match and compliment surrounding areas while providing a cohesive transition between current commercial parcels on McDonald and the residential parcels;
- Single family land use, cul-de-sac development pattern, and add maintained landscape tracts and winding sidewalks for mobility on arterial roads Cattletrack and Palo Verde;
- Grow existing development area to extend city services cost effectively including the complete re-pavement of Sundown and curb repair where need on the west side of Sundown;
- Increase diversity in residential homes and support services that provide community needs;
- Integrate pedestrian transportation to reduce vehicle use, pollution, and resource consumption while increasing community interaction;

The transportation infrastructure is very well established. The Developer has studied young professionals wanting to be closer to restaurants and entertainment opportunities with friends and family and plan to attract many demographics to the same points of interest. The Land Use component will encourage the use of the Arizona Canal located approximately 200 feet east of the property. Siena Estates residents will be encouraged to use the canal to travel locally to Old Town, Arcadia and Citywide with routes to Tempe, Phoenix and beyond, as regional access vis-à-vis the light rail and its connectivity to the airport, train and bus system continue to grow.

Land Use Element Goal 3 (Bullets 1, 5 & 6) Transition from Rural to the proposed Suburban land use designation. Address how the proposal will provide a transition from the adjacent more intensive office uses to the less intensive and lower density residential uses around the subject site.

Siena Estates will tie in with the other R-18 and R1-18 PRD communities just to the south on Palo Verde and throughout the area providing housing diversity while revitalizing the corner of Cattletrack and Palo Verde with a cohesive landscape buffer to soften the streetscape. The increased density of the area will also support Southern Scottsdale's



plan to strengthen the McDonald Activity Area and can be used as a positive factor for new growth for future potential developers in the Opportunity Corridor. The acreage had three homes with driveways on separate streets. These three homes added little sense of community and no continuity between architecture styles or landscaping. Siena Estates is the perfect infill solution to this area as a small, cul-de-sac community that will feature eco-luxury homes. With the development of Siena Estates, community sidewalks with desert appropriate landscaping will be added bordering the community walls along Cattletrack (providing a buffer and smoother transition between the residential community and the commercial space), Palo Verde and Sundown (providing a more beautiful streetscape for surrounding neighbors and residents of Siena Estates). The sidewalk system will encourage residents to pour out on to Sundown and encourage more community connectedness. Currently, Sundown has a gate separating the commercial from residential space. The Land Developer will work with the City of Scottsdale to abandon Sundown. With the abandonment in place the Developer will softened the north side of the property with desert landscaping and create planned open space providing a more pleasing street appeal for the residents and eliminating the current choppiness of the gated transition.

Land Use Element Goal 4 (Bullets 1, 4 & 5) The proposed development will result in greater affordability and support changes in community dynamics.

Siena Estates will offer eco, semi-custom homes that will offer residents the ability to invest in homes that are built from sustainable housing materials utilizing renewable energy sources and cutting edge smart home technology. Upfront investments in well built, environmentally sound homes lead to long-term affordability for homeowners. Homes built with these high standards do not bleed cities and states of precious resources.

Land Use Element Goal 5 (Bullets 1, 2, 3 & 8) Describe how the proposed development will integrate land use and mobility systems, encourage non-motorized transportation, provide “live, work, and play” options, and locate higher intensity uses near alternative modes of transportation.

The City of Scottsdale currently has a dedicated bike path running north and south on Cattletrack and east and west on Palo Verde. The final development of Siena Estates will offer sidewalks encouraging shared activity space for walking/biking along these same roads. A resident of Siena Estates choosing to live, work and play without an automobile would find the community desirable based on its close proximity to Downtown Scottsdale and the Resort Corridor offering a rare find in Arizona and truly multi-mobility city experience.



Land Use Element Goal 7 The proposed site plan will integrate into the surrounding physical, natural, and built environments.

Siena Estates will offer 7 lots with single story home restrictions ensuring that the new homes blend nicely with the existing homes in Schaffner Estates. The landscaping areas bordering the community will use a mix of desert vegetation that will require low water use and integrate into the existing landscaping of the community. Architectural elements will pay homage to the older Southwestern style in the surrounding neighborhoods while incorporating a modern twist of simplicity that will reflect current housing trends.

Land Use Element Goal 8 (Bullets 2 & 3) Describe how this development encourages a sense of community among those who work, live, and play within this local neighborhood.

As stated above in response 6. To the General Plan 2001, Siena Estates will add walking paths/sidewalks along the perimeter of the whole community that will tie in nicely with the walk/bike paths already dedicated on Cattletrack and Palo Verde. The community also sits very close to the Arizona Canal Trail that provides a walk/bike path to places of employment, entertainment, restaurants and hospitality services. The cul-de-sac design of Siena Estates reflects similar designs of surrounding neighborhoods and provides the residents with a quieter street and encourages a sense of community. The open space that will be added to the north side of Sundown providing a barrier to the commercial zone will also encourage residents to gather.

B. Guiding Principle: Support Economic Vitality

Economic Vitality Element Goals & Approaches:

- Sustain long-term economic vitality of community through redevelopment and improvement;
- Promote new jobs, retail, and entertainment opportunities in the community;
- Build high quality, eco-friendly single-family housing to revitalize the legacy community with houses over 30 years old;

Siena Estates adds economic growth by adding high-end, eco-luxury housing with higher density bringing the capacity for more residents to the area. Every new home built will be certified by several nationally recognized energy efficient organizations. Every home in Siena Estates will include solar panel systems reducing electric bills and rainwater harvesting systems with smart irrigation systems to reduce household water usage by up to 40%. In short, the 7 new households are expected to add minimal, if not reduce, the resource consumption of the previous 3 homes, while simultaneously boosting tourism, hiking, biking, land values, and the corresponding City tax revenues of all of the above.



C. Guiding Principle: Enhance Neighborhoods

Community Involvement Element Goals & Approaches:

- The Developer has had early and perpetual involvement of neighbors in the community design process;
- The Developer promotes participation through signs, display boards, mailings, email, public meetings, and phone conversations.
- Continued accessibility to the community will be maintained throughout the entire General Plan Amendment and Zoning process as well as considerate building practices put in place during land development and home construction;
- The Developer plans to continue use of community-wide informational mailings, meetings with local leaders, homeowners associations, businesses, places of worship, schools and other neighborhood stakeholders.

Housing Element Goals & Approaches:

- Add eco-luxury housing through design, building products, science, and required home certifications through the Department of Energy (DOE), Energy Star®, and National Green Building Standard (NGBS);
- Encourage energy efficiency through municipality and utility companies as well as local and national green building and sustainable programs;
- Siena Estates reinforces the surrounding good mix and variety of housing densities throughout Scottsdale;

Housing Element Goal 2 (Bullets 1, 2 & 4) Address how this development seeks variety of housing options that blend with the character of the surrounding community. Also, address how the home styles and architecture will support the composition of the surrounding neighborhood.

Siena Estates will meet a niche in the neighborhood that is not currently available providing new, single level, semi-custom homes with basement options. Every home in Siena Estates will be required to meet green building guidelines and obtain certifications from the National Green Building Standard (“NGBS”), an affiliate of the National Association of Homebuilders (“NAHB”) and Energy Star®. Where possible floorplans will include porches and courtyards with folding doors to create indoor/outdoor spaces to enjoy and encourage community gathering. Homes in the community will reflect combinations of transitional, modern and traditional architectural designs with touches of Southwestern elements to blend while revitalizing the neighborhood. (Please refer to Housing Element Goal 2 Exhibit for architectural samples)



Housing Element Goal 4 (Bullets 7 & 8) Describe how the proposed development will encourage a “live, work, and play” environment as a means to reduce traffic congestion, encourage economic expansion, and increase overall quality of life for the city’s residents.

The goal of Siena Estates is to appeal to residents hoping to live near a booming downtown center. Marketing will be aimed at attracting individuals who enjoy walking and biking with a focus on the new community sidewalks and close proximity to existing City walk/bike paths and the Arizona Canal Trail.

Neighborhoods Element Goals & Approaches:

- Revitalize a mature housing area and neighborhood to bring revitalization to the community;
- Use design and architectural tools to create aesthetically appealing neighborhoods and housing that increase the value for all community stakeholders;
- Promote public and private investment in the neighborhood both directly through revitalization and new development and indirectly through new homeowners that will patronize local retail, hospitality, and entertainment;
- Build homes that are environmentally sustainable for a long-time to come creating a more beautiful, comfortable, and healthy Scottsdale;
- Expand the Character Area and Neighborhood Plans program created by the City to recognize, preserve and enhance unique neighborhoods;
- Guide revitalization and development to be certain projects are appropriate and well-integrated with surrounding neighborhoods;
- The successful completion of Siena Estates will encourage more infill development in the community;
- Encourage green build techniques that are environmentally sensitive and friendly in the process of revitalizing and developing this infill project.

Siena Estates will add perimeter desert landscape tracts with winding sidewalks to create an interconnectedness of with both adjacent properties and the city of Scottsdale. The increased neighborhood foot and bike traffic will spill over onto the Arizona Canal Trail inspiring enthusiasts to use the canal and travel less than 1 mile to parks, Fashion Square Mall, Hilton Village, dozens of restaurants and hotels, churches, trollies, buses, and multiple other forms of recreation and enjoyment that do not require Siena Estates residents to use an automobile to enjoy.

Neighborhoods Element Goal 2 (Bullet 1) Proposed redevelopment and revitalization efforts will provide for the long-term stability of Scottsdale’s mature residential and commercial neighborhoods. Please consider providing some analysis to the neighborhoods that surround the subject property as to their lot size or residence size as compared to the proposed development.



The southeast corner of McDonald and Scottsdale Roads include homes zoned R-4 through R-43 and is a very diverse neighborhood in terms of lot and home sizes. The other communities in the neighborhood zoned R-18 and R-18 PRD, as demonstrated in TABLE 1 Neighborhoods Element Goal 2 (Bullet 1), consist of home inventory built in the 1980's. Home building standards and technology has evolved a great deal in the past 30 years. The homes built in Siena Estates will offer the most current green building standards. The quality construction, healthy living and reduced resources used in the homes will benefit the homeowner and City while continuing to hold their value over time. Smart home technologies continue to expand and with the basic framework included in each home they will be more easily adapted to future improvements. Siena Estates will offer lots roughly between 13,500 sq. ft. and 15,800 sq. ft. much like the lots offered in Woodleaf (located just Southwest of Siena Estates on Palo Verde). Siena Estates will offer floor plans with basement options bringing the average sq. footage of the community to 4,000 sq. ft., currently an under represented housing size in the neighborhood. Siena Estates will continue to mirror the diversity in curb appeal offering 7 different elevations using transitional modernized architectural elements to revitalize the vibe to the neighborhood.

Neighborhoods Element Goal 5 (Bullets 1 & 4) Proposed development will promote and encourage context appropriate development in established areas of the community. As applicable, address how green building and sensitive design techniques will be included in the proposed development.

The plan for Siena Estates is the City's future shining example of Neighborhoods Element Goal 5. Reuse. Reduce. Recycle. These three words will guide all construction and design work at Siena Estates from land development to housing design, construction of homes to final landscaping touches. Priorities will be placed on preserving all reusable materials, recycling whenever possible and focusing on reducing the final home's annual utilities use. To achieve this goal all Siena Estates floorplans will mandate solar passive design. In addition, each will include (or a more efficient/sustainable substitute):

- ◆ Solar System PVT Panels
- ◆ Smart Spray Foam Insulation at the roof and all exterior walls
- ◆ EnergyStar® vinyl windows
- ◆ CR6® LED Downlighting
- ◆ Rainwater Harvesting System
- ◆ Smart Home Technology
- ◆ Central Vacuum
- ◆ Plumbing fixtures with WaterSense® labels
- ◆ Energy Star labeled appliances



- ◆ Programmable thermostat with timer (or smart phone control)
- ◆ EnergyStar® Certified
- ◆ Home Innovations Rated
- ◆ Low Volatile Organic Compound (VOC) products
- ◆ HEPA air filtration with Fresh air intake system
- ◆ Tankless water heater (when applicable)
- ◆ Sustainable, healthy living interior home finishes
- ◆ Low water use landscaping with turf restrictions
- ◆ Smart landscape irrigation control

D. Guiding Principle: Preserve Meaningful Open Space

Open Space and Recreation Element Goals & Approaches:

- Create passive and active indoor and outdoor homes design and neighborhood to blur the lines between development and nature;
- Encourage use of hiking and biking trails within walking distance of the community;
- Preserve scenic views and major city open spaces while integrating development into city corridor;
- Continue to work with like-minded specialists to design land use plans that consider topography, wildlife, view corridors, and open spaces;
- Advertise live, work and play concepts that promote walk and bike-ability to improve quality air;

All Siena Estates floorplans will mandate passive design and blurring the lines between indoor and outdoor. In addition, a wide landscaped area will be added to the northwest side of the community to help soften the transition between commercial residential zones on Sundown with a planning emphasis on meaningful, usable open space in this tract.

Preservation and Environmental Planning Element Goals & Approaches:

- Use vast array of existing technology in development and homebuilding to reduce carbon footprint and energy use with a goal of over 50% improvement to current use;
- Offer rainwater harvesting and smart home design to contribute to state and local water reserve;
- Be a steward of the green building mega-movement in redevelopment and the community as a whole;



- Reduce waste and recycle through all stages of deconstruction, development and the homebuilding product life cycle;
- Introduce development processes that minimize waste through adaptive re-use of existing products and introduction of new products that are environmentally friendly;
- Preserve indigenous plants and introduce desert-scape landscape that is both beautiful and appropriate to location and community.

A majority of the native resources are in bad shape due to age and lack of care, we expect to relocate existing palm trees and plant over indigenous, adolescent, trees plants on the new maintained tracts. The existing plants that can be preserved will be labeled “high priority” resources, taped off to not disturb or moved to onsite nurseries to be used in the final landscape plan. All new plant pallet for the homes and common areas will be desert appropriate requiring very little water including turf restrictions.

Preservation and Environmental Planning Element Goal 4 (Bullets 1, 3, 5, 10 & 11)

How the proposed development will reduce energy consumption and promote energy conservation

Residential buildings use the nationally recognized Home Energy Rating System (HERS) Index to measure a home’s energy efficiency. Siena Estates is replacing three (3) homes built in the 1980’s. In general, homes built during the 80’s carry HERS scores of 130-140. By implementing the included features stated under question 12. of the 2001 General Plan response, homes in Siena Estates will surpass the 2015 IEEC Code and rating of 55 by receiving average HERS scores between 40-50 as estimated by local professional, Mike Bestenlehner of Best Energy Rating.

E. Guiding Principle: Seek Sustainability

Cost of Development, Growth of Development, Growth Areas, Public Services and Facilities Elements Goals & Approaches:

- Improve existing infrastructure where applicable to integrate new community with surrounding streets and transportation;
- Provide direction and access to public transit and pedestrian amenities;
- Follow natural path of development in multimodal circulation system;
- Promote access to local parks and recreational opportunities.

The parcel is in close proximity to City sewer, so it is assumed that the Developer will extend the sewer connection to Siena Estates, which will add approximately 32 new fixtures to the system. Due to the sustainable building concept that permeates everything the Developer does, only an 8 ton increase is expected in waste and with a goal to minimize this



number further through new compost technologies. The Developer follows a strict process to successfully reduce deconstruction and construction waste by over 50%, as well as reducing energy and water use by over 75%. Furthermore, a person would be hard-pressed to find a better infill location in Scottsdale's growth area than this location at McDonald Rd. & Miller/Cattletrack. Access and walkability to retail, malls, hospitality, hiking, biking, and recreation is omnipotent.

F. Guiding Principle: Advance Transportation

Community Mobility Element Goals & Approaches:

- Incorporate drainage easements, maintained landscape tracts, and public open space into the design to reduce motor traffic;
- Promote live, work and play attributes of community and proximity to the canal as a preferred means of travel and access;
- Encourage development that supports citywide corridors;
- Provide adequate open space and connectivity to encourage live, work and play between adjacent neighborhoods and Scottsdale amenities as a whole.

In addition to the close proximity to the canal, trolley and bus system, discussed previously in the Narrative, the park and paved bike route system 1 mile away parallel and adjacent to Hayden Rd. offers further connectivity to North Scottsdale, through Old Town, and down to Tempe Town Lake and ASU. Speaking from a person that lives ¼ mile from the site on the same side of the Canal with similar proximity to the Canal, there is very little need for cars in this market

Preservation and Environmental Planning

Community Mobility Goal 8 (Bullets 1 & 2) Describe how the proposed development will encourage a "live, work, and play" environment as a means to reduce traffic congestion, encourage economic expansion, and increase overall quality of life for the city's residents.

The goal of Siena Estates is to appeal to residents hoping to live near a booming downtown center. Marketing will be aimed at attracting individuals who enjoy walking and biking with a focus on the new community sidewalks and close proximity to existing City walk/bike paths and the Arizona Canal Trail.

IV. Conformance with Southern Scottsdale Character Area Plan

Land Use: The site is located between Scottsdale Rd. (West), Hayden Rd. (East), McDonald Rd. (North) and Chaparral Rd. (South) adjacent to the Canal in a prime area for redevelopment from Rural to Suburban use.



Character & Design: The project respects the current character of the surrounding community, while improving all facets of resident lifestyle. Through adaptive re-use in deconstruction, innovative design, and technology such as solar and rainwater harvesting, the new neighborhood will reduce the current carbon footprint while simultaneously adding residents to Scottsdale.

Character & Design Chapter Goal 1 (Policies 1.1 & 1.2) How the proposed development respects existing neighborhood character and design.

The most critical reason to reinvest and revitalize Schaffner Estates and develop Siena Estates is to bring out-of-date homes to current code standards, reduce drain on utilities and energy while improving and expanding current infrastructure in the area. Downtown Scottsdale continues to grow and include more modern architectural styles. The homes neighboring Downtown need to model the same architectural aesthetics. Siena Estates will offer a small community within the neighborhood focusing on sustainable building practices. The transitional modern architectural styles will link together the homes of 1980's with today's designs reinforcing the relevance of the neighborhood's vitality.

Character & Design Chapter Goal 4 (Policies 4.1-4.3) and, as applicable, **Goal 6 (Policies 6.2-6.4)** and speak to site and building design of new development/redevelopment and how it responds to the Sonoran Desert climate. As applicable, elaborate on how the proposed development responds to this desert climate via green design elements.

All homes in Siena Estates will mandate solar passive designs. This will include roof overhangs and inset windows where applicable. Homes will be positioned on lots and roofs, where possible, will be designed to reach maximum solar power energy.

Character & Design Chapter Goal 7 (Policies 7.1-7.3) in regards to how the proposed development responds to the protection of low-scale single-family neighborhoods within Southern Scottsdale by using landscape buffers and traditional building forms.

Siena Estates will bring with it new landscaped sidewalks running along Cattletrack and Palo Verde as well as the perimeter of the community to enhance the feel and connectedness to other communities. Siena Estates will only features single level, single-family homes to blend nicely with the adjacent properties and maintain the current scale of homes at the street level. Community walls along Sundown will be low, where permitted, to sustain a feeling of openness along Sundown.

Economic Vitality: Three 40+ year old homes currently exist on the 3.2 acres of land. Revitalization through smart development will improve the land use and add investment and citizens to a mature area, which is critical to the future viability of Scottsdale.

Neighborhood Revitalization: Repurposing the dilapidated houses and injecting new life and productive housing will revive the neighborhood.



Neighborhood Revitalization Chapter Goal 1 How the proposed development will enhance the current residential neighborhood. The first submittal narrative states that “repurposing the dilapidated houses and injecting new life and productive housing will revive the neighborhood”. Please elaborate on this statement and discuss how the changes will enhance rather than detract from the established neighborhood character.

Currently, as you head east on Palo Verde the northwest corner of Cattletrack and Palo Verde stand out as the sidewalks disperse and the lush turf landscaping stops at 75th Place. Siena Estates will fill in a currently missing element on Palo Verde completing the sidewalk and adding in landscaped areas on the north side of the street to give a more complete feeling to the neighborhood. The landscaping plan at Siena Estates will not include much if any turf because it does not fit well within the strict water conservations plans for the development. However, native desert landscaping will meld with current landscaped areas running along Cattletrack. Siena Estates will provide a bridge between the existing landscaping along both streets that is currently missing. Siena Estates will also offer 7 different home elevation to continue the unique curb appeal in the area while incorporation more modern housing designs.

Neighborhood Revitalization Chapter Goal 2 (Policies 2.1 & 2.2) How the project’s proposed pathway promotes multi-modal connections throughout Southern Scottsdale neighborhoods.

In general, the physical location of Siena Estates will draw potential homebuyers that wish to be centrally located to place they “work and play.” Siena Estates will incorporate sidewalks around the perimeter of the community, which will be useful for residents as well as neighbors. Marketing materials will highlight the closeness to the City’s walking and biking paths as well as the access to the Arizona Canal Trail that crosses right through the heart of Scottsdale. The Land Developer will maximize efforts to attract homeowners that are interested in enjoying alternative forms of transportation.

Neighborhood Revitalization Chapter Goal 3 How the proposed development project will strengthen the current neighborhood identity, unity and health as a part of Southern Scottsdale.

As a first step in the development process of Siena Estates neighbors were consulted for their comments and desires for the development. The comments received were incorporated in the final design. The neighbors of Schaffner Estates did not want to be closed off from the new development. To address that the perimeter walls along Sundown will be low where permitted. Landscaping along Sundown will be strategically planned to provide a view to open space and screen houses. The most northern portion of the property will include a landscaped open area to provide a seamless transition between the commercial and residential spaces and provide a community gathering space.



The housing designs themselves will also be geared towards indoor/outdoor living including as many outdoor living spaces as possible in the designs giving the overall feeling of openness to the community.

Community Mobility: The close proximity to the canal, parks, biking and hiking trails lend the community to a sustainable, environmentally, foot-friendly new existence.

Community Mobility Chapter Goal 4 How the project's proposed pathway promotes multi-modal connections throughout Southern Scottsdale neighborhoods.

In general, the physical location of Siena Estates will draw potential homebuyers that wish to be centrally located to place they "work and play." Siena Estates will incorporate sidewalks around the perimeter of the community, which will be useful for residents as well as neighbors. Marketing materials will highlight the closeness to the City's walking and biking paths as well as the access to the Arizona Canal Trail that crosses right through the heart of Scottsdale. The Land Developer will maximize efforts to attract homeowners that are interested in enjoying alternative forms of transportation.

Public Service Facilities: The project is less than a mile from fire station, bus station, and the local Chaparral park system.

Preservation and Environmental Planning: Adams Craig is committed to the highest level of sustainability in building, from building envelope, to passive design, to lighting solar, and water conservation. We will promote sustainable living in all facets, including transportation. With the recent paving and planting improvements to the Canal path(s), as well as the new Canal bridge system, Siena Estates is the perfect blend into "the new Scottsdale" where we walkways and bikeways will rival, and ultimately minimize, automobile traffic.

IV. Planned Residential Development (PRD)

The Developer is seeking a PRD overlay in addition to R1-18 rezoning to allow variances in the front lot widths beyond what is allowed per the ESLO. The front yard width required in the ESLO for R1-18 districts is 120' with a 25% reduction allowance to 90' wide. The lots proposed for Siena Estates range from 61' - 103' with a total of 6 lots falling below the 25% allowance. The lot sizes in Siena Estates range from 13,507 sq ft to 15,855 sq ft with no lots falling below the 25% allowance of 13,500 sq ft. Obtaining the PRD will allow for better shaped lots that will mirror and blend nicely with the adjacent community, Schaffner Estates. The increased density in the Property is consistent with surrounding R-18 and R-18 PRD communities to the south on Palo Verde.



V. Conclusion

The Developer, Adams Craig, requests to invest, revitalize and redevelop the southwest corner of Cattletrack and McDonald. Adams Craig will work along side the City and Neighborhood to build a community that meets the needs of an ever-changing area located in Southern Scottsdale. Siena Estates will be a sister cul-de-sac community that will mirror the distinguished cul-de-sac community to the west on Sundown, Schaffner Estates. The likeness in design will blend the two communities together seamlessly. As stated in the Scottsdale General Plan 2001, *Greater diversity in housing and population will likely occur over the next few decades. An increased age differential and wider geographic distribution in the housing stock will result in increased differences in lifestyle and neighborhood character. Ongoing combined efforts by the Scottsdale Area Chamber and the city to attract and support high quality and diverse businesses will enhance the stability and adaptability of the local economy.* (*Scottsdale General Plan www.scottsdaleaz.gov*) Siena Estates will be a pedestrian friendly community with dynamic streetscapes featuring transitional modern homes with Southwestern elements. The home designs will foster interior and exterior open spaces to gather as well as the creation of a new open space along the northeast side of Sundown Drive between the commercial and residential zones. Siena Estates will renew the eco-vitality of the area replacing obsolete construction practices of the 1980's with new cutting edge building practices and technologies.



Housing Element Goal 2 Exhibit

MODERN



TRANSITIONAL MODERN



TRADITIONAL





TABLE 1

Neighborhoods Element Goal 2 (Bullet 1)

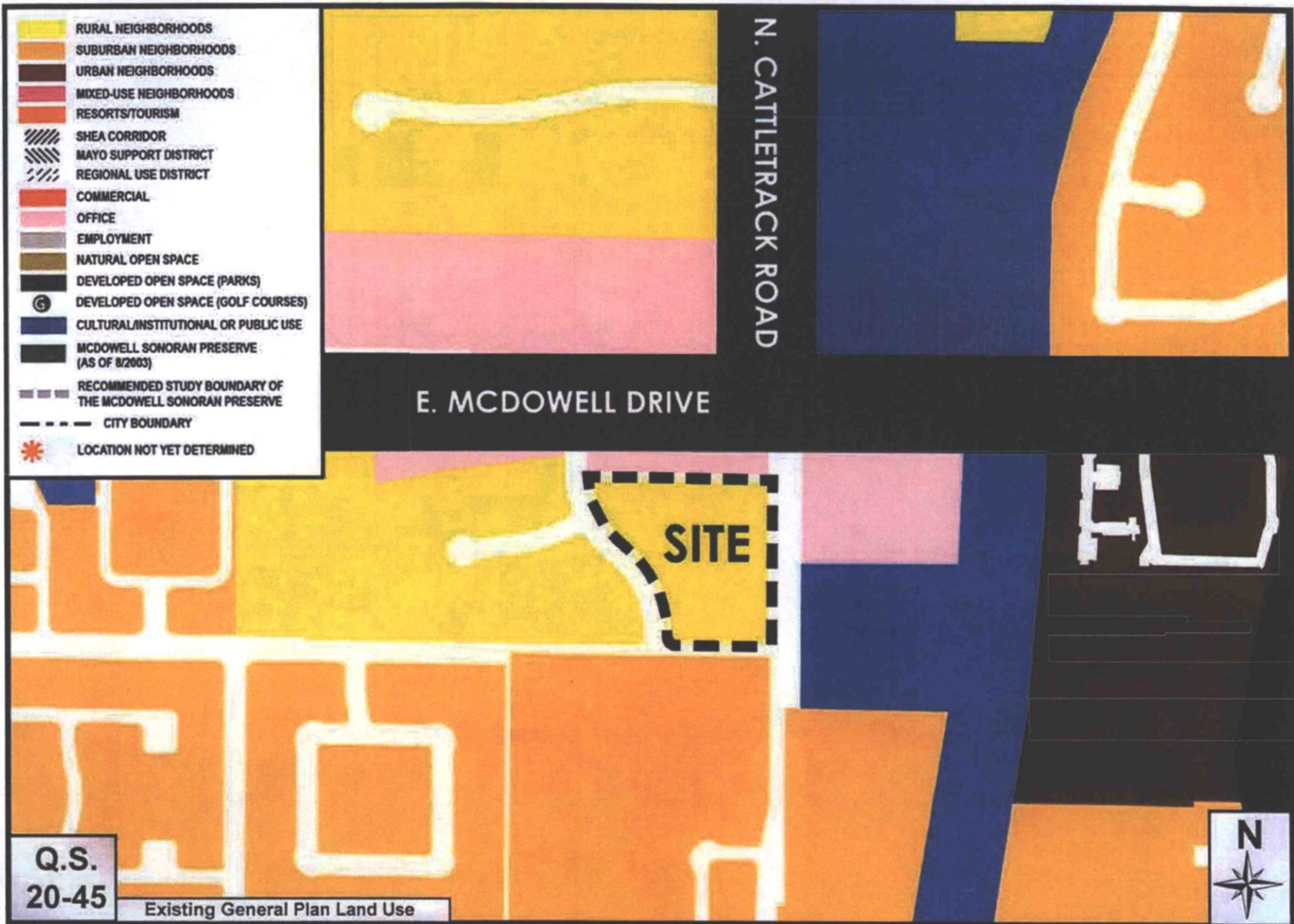
Siena Estates:

Average Lot Size: 14,361.8 sq. ft.

Lot Size Range: 13,507 – 15,855 sq. ft.

	Approx. SQ FT	Year Built	Approx. Lot Size Range	
CONEJO ESTATES	3749	1982	19,001	25,833
DEL PRADO	3812	1983	19,819	26,233
PRIVADO VILLAGE	2893	1983	11210	13800
WOODLEAF	3579	1980	13,336	15,819

R-18 & R-18PRD SOUTHEAST CORNER McDonald/ Scottsdale Roads	3270	1982	13946	17645
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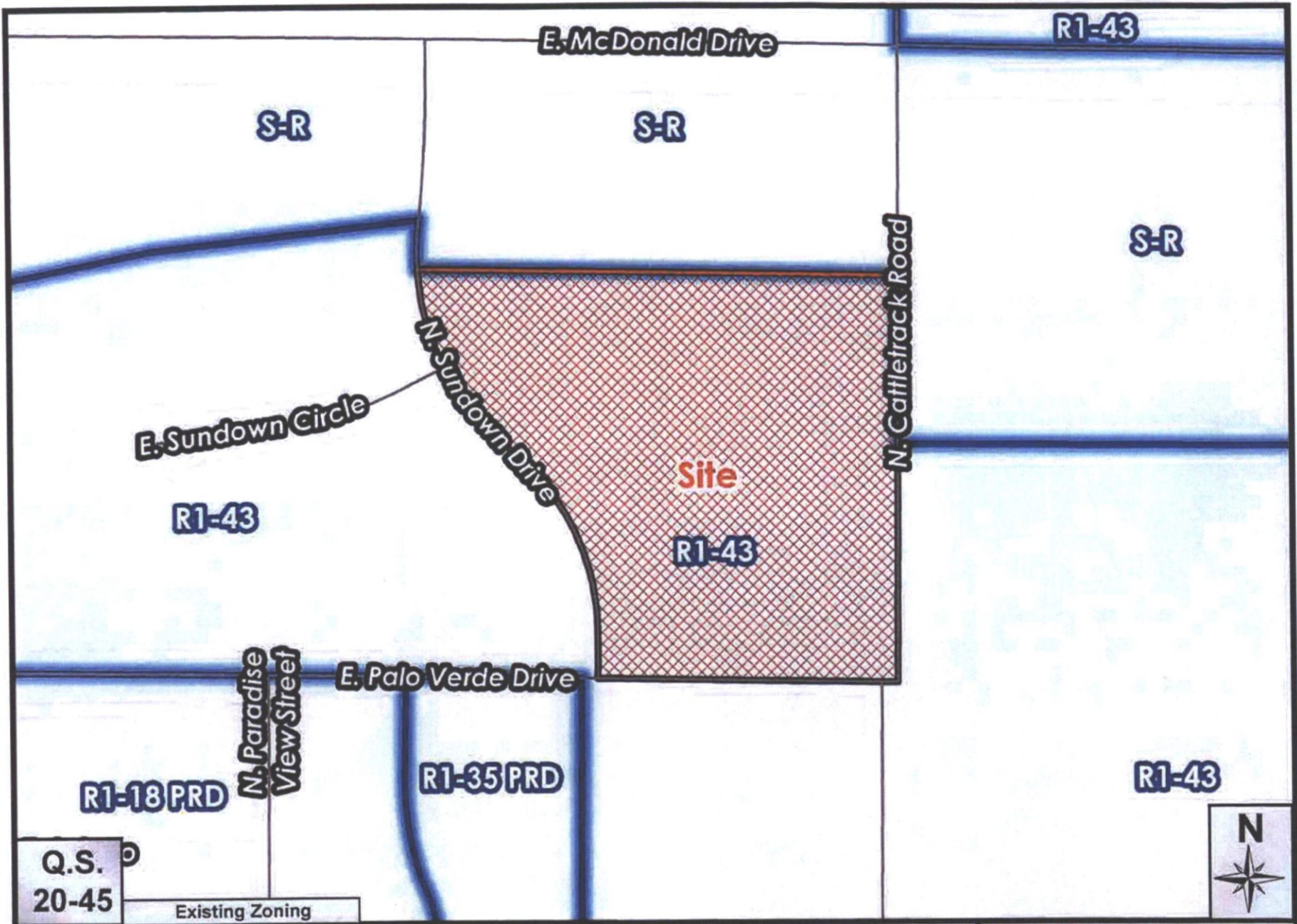
Q.S.
20-45

Existing General Plan Land Use

Siena Estates

ATTACHMENT #7

10-ZN-2017



Q.S.
20-45

Existing Zoning

Siena Estates

ATTACHMENT #8

10-ZN-2017

75-25

State of Arizona } ss
County of Maricopa

Know All Men By These Presents

That the Phoenix Title and Trust Company an Arizona Corporation Trustee has subdivided under the name SCHAFFNER ESTATES the NE 1/4 NW 1/4 Section 14 T 2 N R 4 E G 1 S R 8 1 M Maricopa County Arizona and hereby publishes this plat as and for the plat of said SCHAFFNER ESTATES and hereby declares that said plat sets forth the location and gives the measurements and dimensions of the lots and streets constituting same and that each lot and each street shall be known by the number or name that is given to each respectively on said plat and the Phoenix Title and Trust Company as Trustee hereby dedicates to the public for use as such the streets shown on said plat and included in the above described premises Easements are dedicated to the use shown

In witness whereof the Phoenix Title and Trust Company as Trustee has hereunto caused its corporate name to be signed and its corporate seal to be affixed by the undersigned officers hereunto duly authorized this 2nd day of JABRUARY 1957

PHOENIX TITLE AND TRUST COMPANY AS TRUSTEE

By Charles A. West
Vice President

Attest [Signature]
Assistant Secretary



State of Arizona
County of Maricopa

On this the 2nd day of JABRUARY 1957 before me the undersigned officer personally appeared Charles A. West and [Signature] who acknowledged themselves to be Vice President and Assistant Secretary respectively of the Phoenix Title and Trust Company a corporation and that they as such officers respectively being duly authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as Trustee by themselves as such officers respectively

In witness whereof I hereunto set my hand and official seal

By [Signature]
Notary Public

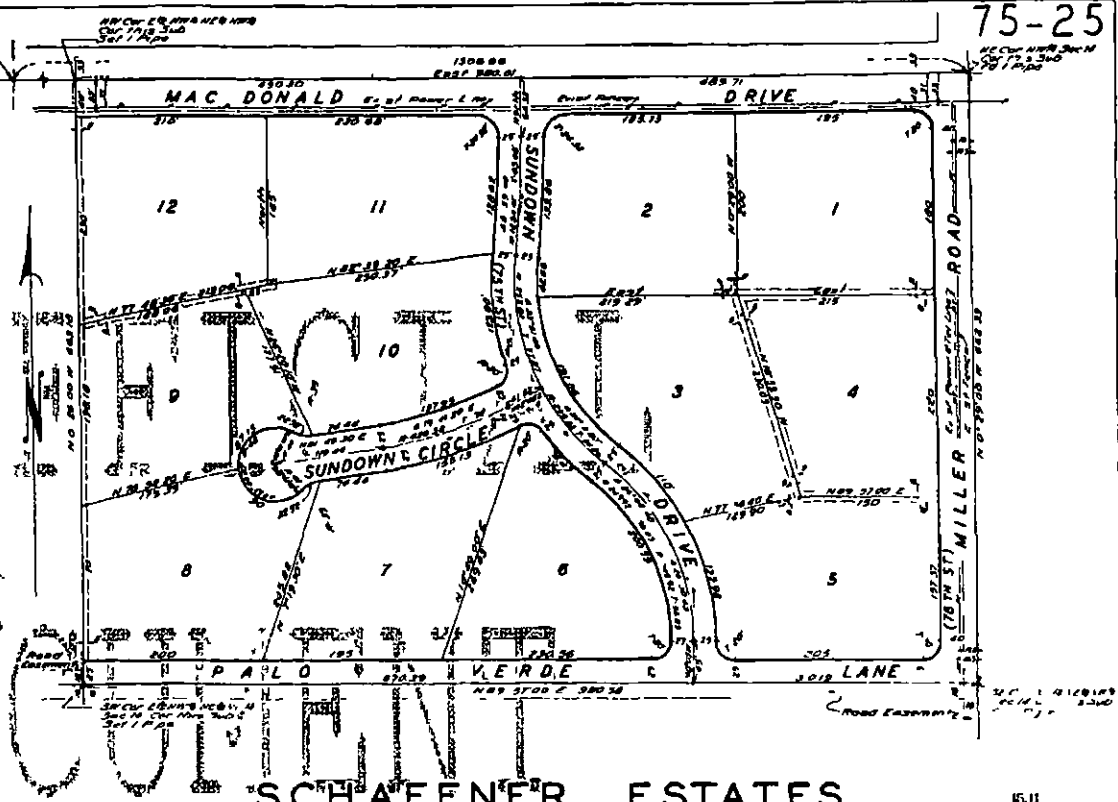
My Commission expires January 6, 1960



Approved by the Maricopa County Planning and Zoning Commission this 20th day of November 1957

By [Signature]
Acting Director

Indicates Easement for Public Utilities



SCHAFFNER ESTATES

A SUBDIVISION OF PART OF THE
NE 1/4 NW 1/4 SECTION 14 T 2 N R 4 E G 1 S R 8 1 M
MARICOPA COUNTY ARIZONA
SPARLING ENGINEERING CO
SCALE 1 INCH = 80 FEET

This is to certify that the survey and subdivision of the premises described and plotted hereon were made under my direction during the month of December, 1957

By [Signature]
REGISTERED CIVIL ENGINEER



1-20-45
5-902

JOB NO 4308

ATTACHMENT 9

ADAMS CRAIG ACQUISITIONS REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250 APN # 173-04-016, 173-04-017 173-04-018

DRAINAGE NARRATIVE

THE EXISTING PARCELS AND HOMES DRAIN GENERALLY TO THE SOUTHEAST. THE LOTS WILL DRAIN TO THE CUL-DE-SAC TO BE COLLECTED AND DIRECTED BY STORM DRAIN TO A PROPOSED SHALLOW BASIN WHICH WILL DRAIN INTO EXISTING CATCH BASINS BY CATTLE TRACK THAT COLLECT WATER TO THE EXISTING RETENTION BASIN LOCATED EAST OF CATTLETRACK AND SOUTH OF McDONALD DRIVE. PORTIONS OF LOTS 4-7 WILL DRAIN TO CATTLETRACK AND TO PALO VERDE TO BE RETAINED IN SMALL DETENTION BASINS DESIGNED TO ASSIST IN PROVIDING ADDITIONAL RUNOFF GENERATED BY THE DEVELOPMENT.

ENGINEER'S NOTES:

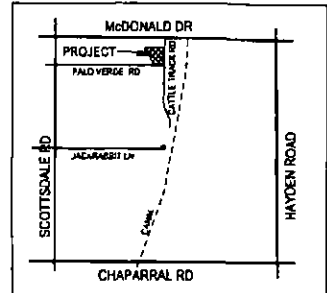
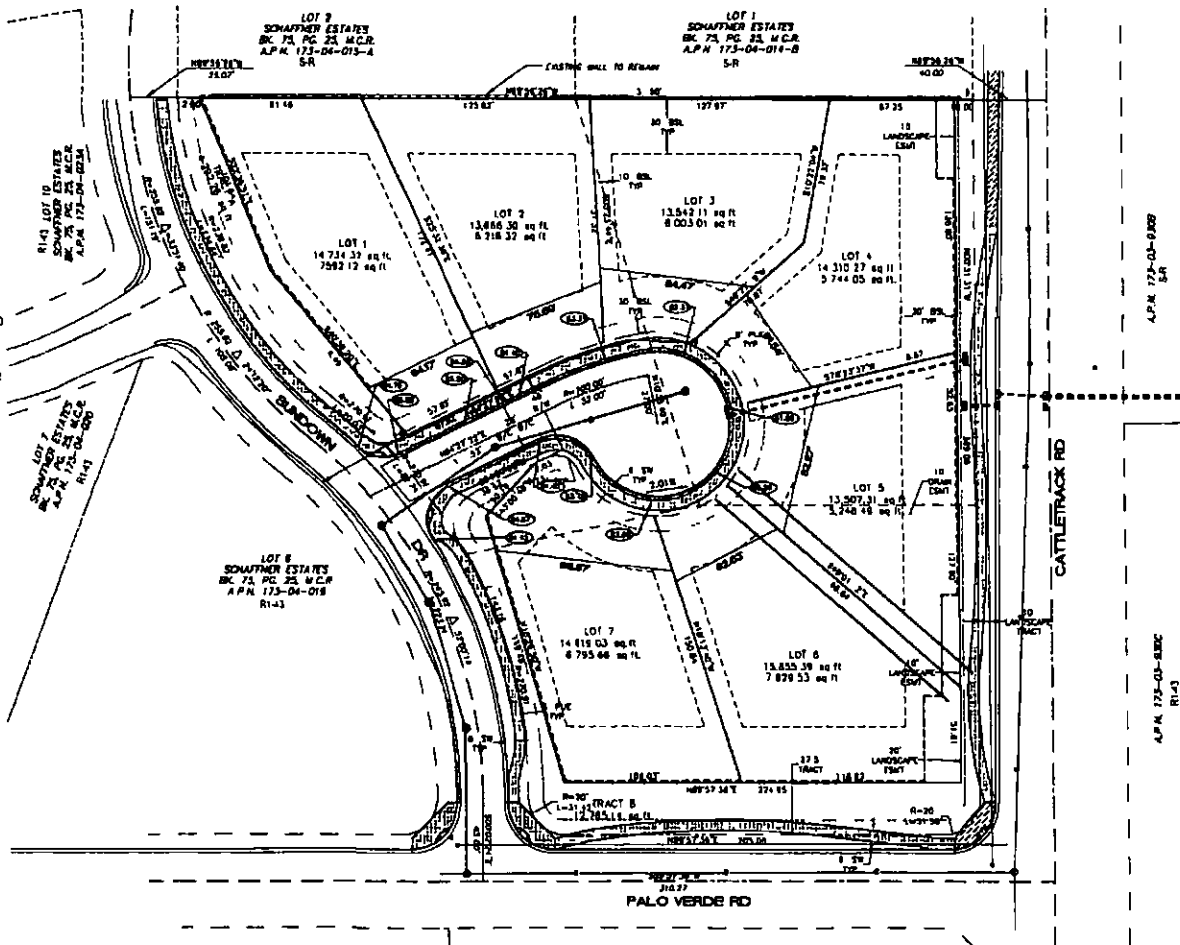
- 1 THE POWER, GAS AND WATER UTILITIES ARE ALREADY LOCATED IN THE EXISTING STREETS. THE EXISTING EASEMENTS AND UTILITIES LOCATED WITHIN THE LOTS WILL BE ABANDONED AND NEW FACILITY LINES WILL BE EXTENDED INTO THE PROPOSED CUL-DE-SAC AND SERVICES PROVIDED TO EACH LOT.
- 2 THE EXISTING SEPTIC SYSTEMS WILL BE ABANDONED AND REMOVED. THE PROPOSED LOTS WILL BE CONNECTED TO A SEWER LINE THAT WILL BE EXTENDED INTO THE DEVELOPMENT FROM PALO VERDE LANE.
- 3 THERE ARE NO APPARENT NATURAL WATERCOURSES WITHIN CLOSE PROXIMITY TO THE PROPERTY.
- 4 THE EXISTING STRUCTURES WILL BE REMOVED AS THE PROPERTY IS DEVELOPED.
- 5 THE ZONING BOUNDARY IS EXTENDED TO THE CENTERLINES OF CATTLETRACK, PALO VERDE AND SUNDOWN.
- 6 THE SIDEWALK WILL BE EXTENDED ALONG PALO VERDE.
- 7 CURB, GUTTER AND SIDEWALK WILL BE ADDED ALONG THE EAST SIDE OF SUNDOWN DRIVE.
- 8 THE PAVEMENT IN SUNDOWN WILL BE REMOVED BY MILLING AND REPLACED WITH NEW ASPHALT PAVEMENT AND REDON CURB ALONG THE WEST SIDE OF THE STREET DURING THE CONSTRUCTION OF THIS PROJECT.
- 9 THE EXISTING DRIVEWAY LOCATIONS ALONG CATTLETRACK AND PALO VERDE WILL BE REMOVED AND REPLACED WITH CURB AND GUTTER TO MATCH THE EXISTING.
- 10 NEW STREET TO BE CONSTRUCTED PER SUBURBAN LOCAL RESIDENTIAL SECTION.
- 11 EACH LOT WILL BE REQUIRED TO HAVE PARKING FOR AT LEAST FOUR (4) VEHICLES TWO COVERED (GARAGE) AND TWO ON THE DRIVEWAY.

LEGEND

- TOP OF CURB GRADE BREAK
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- BUILDING SETBACK LINE (BSL)
- EXISTING CONCRETE (TO REMAIN)
- PROPOSED CONCRETE
- PROPOSED CONTOUR
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING WALL (TO REMOVE)
- EXISTING WALL (TO REMAIN)
- PROPOSED WALL
- STORM DRAIN

LEGAL DESCRIPTION:

THAT PART OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE G&A AND S&T RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
PARCELS 3, 4 AND 5 OF SCHAFFNER ESTATES RECORDED IN MCR BOOK OF MAPS 73, PAGE 22.



VICINITY MAP

PROJECT DATA

EXISTING ZONING	R1-43
PROPOSED ZONING	R1-18 PRO
EXISTING CP	RURAL
PROPOSED CP	SUBURBAN
GROSS AREA	3.80 AC
DENSITY	1.84 DU/AC
EX. PARCEL AREA	3.88 AC
PROP. PARCEL AREA	0.78 AC
NET AREA	2.70 AC
TRACT AREA	0.38 AC
OPEN SPACE	17.065 SF
NET OPEN SPACE %	14.38

NOTE:
- GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY).
- EX. PARCEL AREA IS THE AREA OF LOTS 3-5 OF SCHAFFNER ESTATES.

BUILDER:

ADAMS CRAIG ACQUISITIONS
7904 E CHAPARRAL RD
SUITE A110-113
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 634-3015

ENGINEER:

OK CONSULTING L.L.C.
4858 EAST BASELINE ROAD
SUITE 101
MESA, ARIZONA 85206
PHONE: (480) 684-8592
FAX: (480) 275-5512



SIENA ESTATES
PALO VERDE LANE AND CATTLETRACK ROAD
SCOTTSDALE, AZ 85250

SUBDIVISION PLAN




PROJ. No. 3438
DATE: SEPT 2017
SCALE: 1"=30'

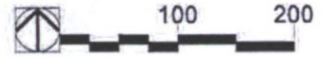
DESIGNED BY: [] DRAWN BY: [] APPROVED OIB: []
REV: [] DRAWING NO. 1
SHEET 1 OF 1

A.P.N. 173-04-011C



LEGEND

-  Streetscape Landscape
23,354 SQ FT / 19.14 % of Net
-  Building Envelopes
-  Privately Owned / Maintained Landscape
(does not contribute to provided open space)



ATTACHMENT 10



02/22/2017

Mr. Jesus Murillo
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
(VIA U.S. MAIL)

RE: SIENA ESTATES / PRE-APP # 25-PA-2016

Dear Mr. Murillo:

Per your request, attached please find our application to rezone lots 3, 4 and 5 of current Schaffner Estates shown on the attached Plat Map from R1-43 to R1-18. As you are aware, we had our preliminary meeting for the proposed rezoning on December 15, 2016. The meeting went very well, and Msrs. Benz of lot 7, Pena of lot 9, and Johnson of lot 6 were all in attendance. Response was very positive, and we used the last 60 days to incorporate all their notes into the plan submittal you see today. I also met with the Board of Directors of Privado Village Homeowners Association (notice the 57 homeowners to the south in this master plan) and, likewise, they support our new community.

Mr. & Mrs. Johnson of lot 6 brought up an initial concern of legacy CC&Rs and Association documents from the former Shaffner Estates. I advised them that all private deed restrictions had been terminated under the attached Termination of Declaration in 1990 of over 75% of homeowners, but I opted not to focus on any legal discussion in the meeting in favor of seeing if we could get to an agreement on a layout of our new proposed community (working name "Siena Estates") that him and his wife would approve. I am happy to report that as of our last conversation, he was very much on board with the attached 7 lot plan. He asked if there might be a possibility of rebranding the entire Schaffner Estates community and adding a gate at the entrance of the entire community. As such, I created the attached questionnaire for your review and remain open to this possibility if the City thinks his idea might benefit all stakeholders.

We believe we have a winning plan with overwhelming support from surrounding neighbors and are eager to take the next steps in the rezoning process. Please accept this letter and the attached application documents to begin our formal application. Our Civil Engineer, Carl Bloomfield, with 6K Consulting, is cc'd on this email as well. We would like to request a second meeting with your office the week of February 27th and will bring colored renderings to the meeting. Please feel free to call me at 480.244.2557 with availability and any questions.

Best Regards,

Stephen Adams

cc: Cholla Susini (via email)

Carl Bloomfield (via email)

adams craig

address: 7904 E Chaparral Rd., #A110-113, Scottsdale, AZ 85250 phone: 480.634.5015
email: info@adamscraigacq.com web: www.adamscraigacq.com OR visit: www.Saguaro-Place.com

ATTACHMENT 11

Javoronok, Sara

From: Cholla Susini <csusini@adamscraigacq.com>
Sent: Tuesday, September 19, 2017 12:41 PM
To: Javoronok, Sara
Subject: First meeting attendance for Siena Estates

Hi Sara,

Here is the attendance from the first meeting with the neighbors.

1. Mr. Benz dbenz602@outlook.com
2. Mr. Pena henry25_us@yahoo.com
3. Mr. & Mrs. Johnson dorgjohnson@q.com
4. Mrs. Lopez lopezcy@gmail.com

Cholla Susini
Adams Craig
7904 E. Chaparral Rd.
#A110-113
Scottsdale, AZ 85250
480.634.5015 (O)
480.223.3746 (C)
www.adamscraigacq.com



Home Innovation
NGBS GREEN PARTNER



Dear Neighbor,

My name is Stephen Adams, and I am a long-time Scottsdale resident and proud owner of Adams Craig Acquisitions. I am a veteran homebuilder in Arizona and Nevada with over 15 years experience. I started Adams Craig in 2010 and began to offer my award winning SUPERIOR ENERGY SYSTEM HOMES! Our homes and communities are always infill properties identified in prime locations. Each property must meet the company's mission to make the world a better place, improve the quality of the future home buyer's life and minimize resource waste.

The purpose of my letter is to introduce you to our newest project, Siena Estates. The projects temporary case file is 391-PA-2016. We have acquired 3.2 acres in the current Schaffner Estates. Our plan is to rezone the property into a 7 lot community that will feature state-of-the-art, semi-custom homes with all of our signature cutting edge, energy efficient technology. We would like to invite you to be a part of the process to make Siena Estates a community we all are proud to create.

Our first public meeting to discuss our plans will be posted at the community site. In the future, you will receive formal invites to planned meetings but please feel free to contact me directly with any questions about our plans. I can be reach by phone at 480-634-5015 or by email at info@adamscraigacq.com. We are working together with the City of Scottsdale to accomplish our goals. The city representative is Brad Carr. He can be reached at 480.312.7713 or by email at bcarr@scottsdaleaz.gov.

Adams Craig continues to push the integration limits between technology and smart building. We hope you will visit our website at www.adamscraigacq.com to learn more about the future of homebuilding!

Sincerely,

Stephen Adams
Adams Craig
7904 E. Chaparral Rd.
#A110-113
Scottsdale, AZ 85250
480.634.5015 (O)
480.244.2557 (C)
www.adamscraigacq.com

1-GP-2017
4/20/17

adams craig

address: 7904 E Chaparral Rd., #A110-113, Scottsdale, AZ 85250 phone: 480.634.5015
email: info@adamscraigacq.com web: www.adamscraigacq.com OR visit: www.Saguaro-Place.com

AFFIDAVIT OF SIGN POSTING

The undersigned representative on behalf of the applicant has complied with the City of Scottsdale notification requirements for the **Early Notification of Project Under Construction Project #391-PA-2016** located at **5805 E Sundown Rd. Scottsdale AZ 85250** on **12/2/16** at **9:44 am**

← Larry MSI Inst... ▾ CALL MORE
16236286968



Motivational Systems Inc.
Sign Company Name

Jennie Avila *Jennie Avila*
Sign Company Representative



Subscribed and sworn to me on this 2 day of December, by 2016

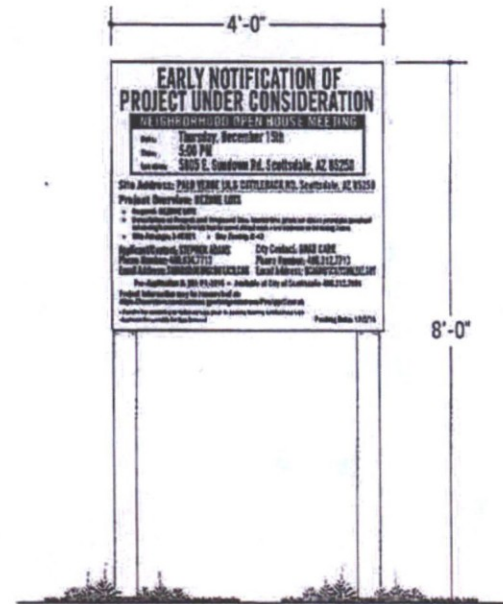
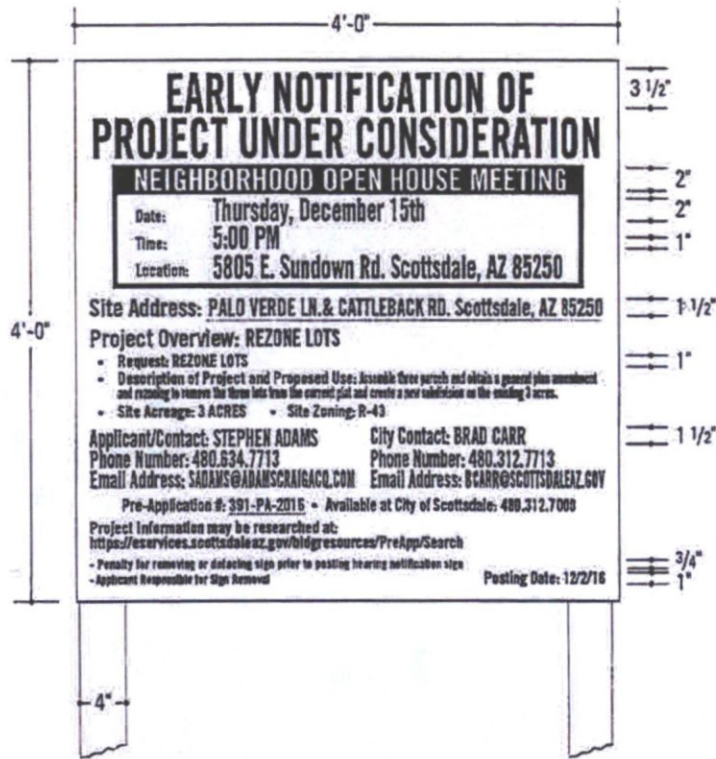
IN WITNESS WHEREOF, I Hereto set my hand and official seal.

[Signature]

Notary Public

My Commission expires: May 10, 2019

1-GP-2017
4/20/17



MSI Motivational Systems Inc

- Fresno (559) 421-2102
- Las Vegas (702) 253-4470
- Livermore (925) 427-1000
- Phoenix (602) 464-8841
- Sacramento (916) 425-0224
- San Diego (619) 474-8244
- Southern Ca. (714) 226-2537

PROJECT
ADAMS CRAIG ACQ. CORP
CLIENT
ADAMS CRAIG ACQUISITIONS
JDC#/JPC#
460-43679-OGD
MOR#
00198306
AE
JENNIE AVILA
DESIGNER
MALLORY POELTLER
ORIGINAL DATE
12-01-16
REVISIONS
0

SCALE
1" = 1' - 0"
MAC FILE NAME [GD-15]
ADAMS CRAIG NOTICE

LOGO IS PROD. READY

CLIENT APPROVAL
 As is With revision(s)

Signature _____ Date _____
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PROJECT CONSTRUCTION NOTICE

- SUB - 1/2" MDO WOOD SUBSTRATE W/ PHOTOVINYL PRINTED GRAPHICS & UV LAMINATE
- POSTS - 4"X4"X8' WOOD POSTS PAINTED WHITE
- COLORS - WHITE BACKGROUND W/ BLACK COPY/GRAPHICS
- FONT - TRADE GOTHIC BOLD CONDENSED

1-GP-2017
4/20/17



Dear Superintendent

Scottsdale School District

Dear Sir or Madam,

This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No 455) Article I Administration and Procedures, Section 1.15000, Collaborative City and School Planning.

Please be advised that we are applying for a rezoning application that changes the zoning classification result in greater residential densities allowed on the subject property. The property is currently zoned for 3 residential units; our application will result in a total of 7 units allowed, an increase of 233%.

Enclosed please find a detailed project narrative, a location map, site plan and the determination form required by the City per the above ordinance. I would like to schedule a meeting with you to discuss the above proposal. Please call me at 480.244.2557 to discuss at your convenience or email at sadams@adamsraigacq.com.

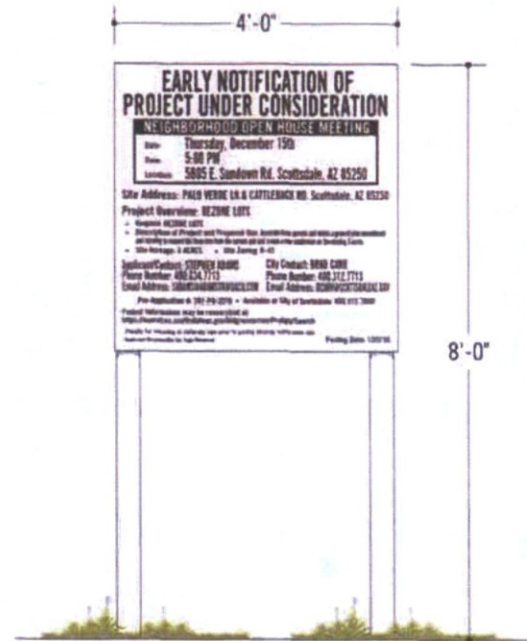
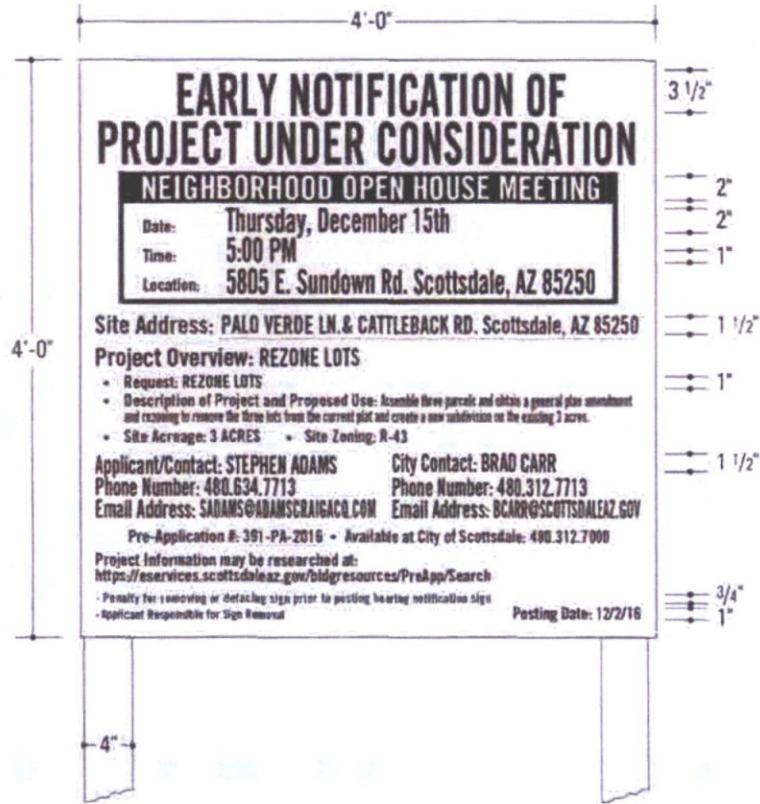
Sincerely,

Stephen Adams
Adams Craig
7904 E. Chaparral Rd.
#A110-113
Scottsdale, AZ 85250
480.634.5015 (O)
480.244.2557 (C)
www.adamsraigacq.com

adams craig

address: 7904 E Chaparral Rd., #A110-113, Scottsdale, AZ 85250 **phone:** 480.634.5015
email: info@adamsraigacq.com **web:** www.adamsraigacq.com OR **visit:** www.Saguaro-Place.com

10-ZN-2017
06/21/2017



PROJECT CONSTRUCTION NOTICE

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- **COLORS** - WHITE BACKGROUND W/ BLACK COPY/GRAPHICS
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MSI Motivational Systems Inc

- Fresno (559) 437-2902
- Las Vegas (702) 355-6470
- Livermore (925) 449-1900
- Phoenix (602) 484-6824
- Sacramento (916) 435-0234
- San Diego (619) 474-8246
- Southern Ca (651) 338-0627

PROJECT: ADAMS CRAIG ACQ. CORP
 CLIENT: ADAMS CRAIG ACQUISITIONS
 ID# // PO# 460-43679-OGD
 MO# 00198306
 AE JENNIE AVILA
 DESIGNER: MALLORY POELTLER
 ORIGINAL DATE: 12-01-16
 REVISIONS: 0

SCALE: 1" = 1'-0"
 MAC FILE NAME (GD-15): ADAMS CRAIG NOTICE

LOGO IS PROD. READY

CLIENT APPROVAL
 As is With revision(s)

Signature _____ Date _____
 Your signature indicates final approval of this design, releasing MSI from responsibility of incorrect information. This is an original MSI design. All rights to use or reproduce in whole or in part in any form or to fabricate or produce any likeness thereof shall remain the exclusive right of MSI. Colors shown are not true matches to final product. For exact color match, refer to actual materials being used. ©

10-ZN-2017
06/21/2017

AFFIDAVIT OF SIGN POSTING

The undersigned representative on behalf of the applicant has complied with the City of Scottsdale notification requirements for the **Early Notification of Project Under Construction Project #:391-PA-2016** located at **5805 E Sundown Rd. Scottsdale AZ 85250** on **12/2/16** at **9:44 am**

← Larry MSI Inst... 16236286968 CALL MORE



Motivational Systems Inc.
Sign Company Name

Jennie Avila *Jennie Avila*
Sign Company Representative



Subscribed and sworn to me on this 2 day of December, by 2016

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

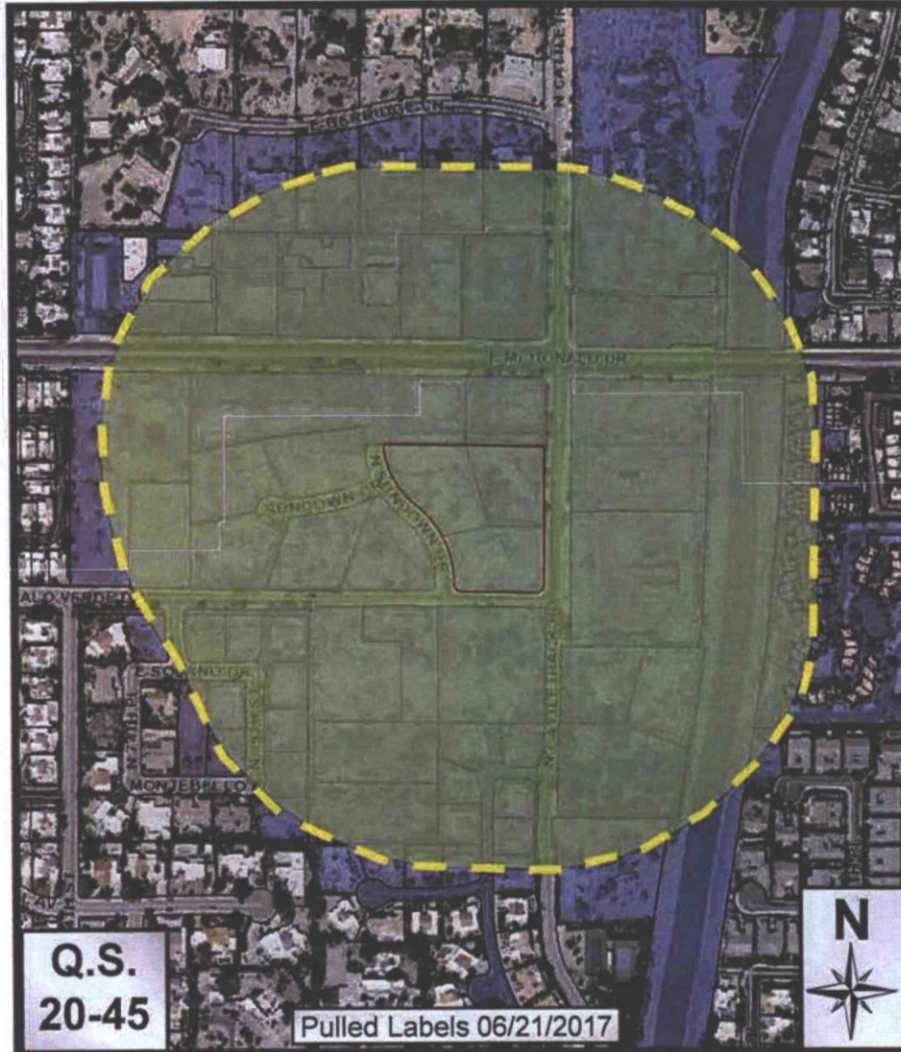
[Signature]

Notary Public

My Commission expires: May 10, 2019

10-ZN-2017
06/21/2017

City Notifications – Mailing List Selection Map



Map Legend:

-  Site Boundary
-  Properties within 750-feet
- 175 Postcards

Additional Notifications:

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

Siena Estates

10-ZN-2017

Public Correspondence Received

Murillo, Jesus

From: Murillo, Jesus
Sent: Wednesday, October 18, 2017 6:13 PM
To: 'James Hetherington'
Cc: Javoronok, Sara
Subject: 1-GP-2017 and 10-ZN-2017

Hello James and Julie,

Thank you for your comments. I just wanted to be sure to remind you that the October 25, 2017, is an "Action" hearing, in case you would like to attend and present your comments in person.

The Council will later make a determination at the **December 4, 2017** hearing (in case you can't make the October 25, 2017 meeting). I will be placing your comments in the reports to both the Planning Commission and the City Council. So please feel free to continue to provide your comments, via email, and I will be sure that they are included in the reports.


Please feel free to contact me with any further questions or comments.

Sincerely,

Jesus Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E Indian School Road, Ste 105
Scottsdale, AZ 85251
Phone 480-312-7849
Fax 480-312-9037

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Mr. Morillo,

My wife Julie and I have reviewed the plan (packet for 1-GP-2017) and find it to be a major improvement for the area. Many of the homes in that area are in need of major updates, repairs and improvements. This project is a big step forward in improving the whole area.

James & Julie Hetherington

On Mon, Oct 2, 2017 at 7:17 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote

AT

Murillo, Jesus

From Murillo, Jesus
Sent Monday, October 16, 2017 1 10 PM
To: 'James Hetherington'
Cc Javoronok, Sara
Subject: 1-GP-2017 and 10-ZN-2017

Hello James and Julie,

Thank you for your comments. I just wanted to be sure to remind you that the October 25, 2017, is an "Action" hearing, in case you would like to attend and present your comments in person.

The Council will later make a determination at the **December 4, 2017** hearing (in case you can't make the October 25, 2017 meeting). I will be placing your comments in the reports to both the Planning Commission and the City Council. So please feel free to continue to provide your comments, via email, and I will be sure that they are included in the reports.

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Sincerely,

Jesus Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E Indian School Road, Ste 105
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Phone 480-312-7849
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James & Julie Hetherington

On Mon, Oct 2, 2017 at 7:17 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote

Murillo, Jesus

From James Hetherington <jfh7330@gmail.com>
Sent Thursday, October 12, 2017 11:43 AM
To Murillo, Jesus
Subject Re: Our Phone Conversation

Mr. Murillo,

My wife Julie and I have reviewed the plan (packet for 1-GP-2017) and find it to be a major improvement for the area. Many of the homes in that area are in need of major updates, repairs and improvements. This project is a big step forward in improving the whole area.

James & Julie Hetherington

On Mon, Oct 2, 2017 at 7:17 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote

Good Evening Julie,

It was good talking to you today. Again, I just wanted to update you on the process for the proposed General Plan amendment, and rezoning applications for the Siena Estates projects (1-GP-2017 and 10-ZN-2017).

Again, there will be an informational meeting on Wednesday, October 4, 2017, and an "Action" hearing on Wednesday, October 25, 2017. The October 4, 2017 remote hearing will take place at Cocopah Elementary School ([6615 E Cholla Street](#)), at 5:00 pm.

I just wanted to be sure to remind you that the October 4, 2017, Planning Commission hearing is for informational purposes only, and the Planning Commission will not be making a decision or recommendation at this hearing. The hearing is to inform the Planning Commission of the major General Plan amendment cases (and associated rezoning cases) that will be presented before them and the City Council. The Planning Commission will be allowing time of public comment, if you wish to speak. I also wanted to provide you with my email address, so you can provide me any further comments that you may want for me to include with the report that will be provided to the Planning Commission, for the October 25, 2017, "Action" hearing.

This is the link to the [packet for 1-GP-2017](#) for the Planning Commission Remote hearing on Wednesday, October 4th. The remote hearing is for Planning Commission consideration of public input, with no action being taken – as such, no staff recommendation is made for this meeting. Furthermore, any stipulations for approval track with the corresponding Zoning request – in this case 11-ZN-2017. That case, along with the major General Plan amendment request, will be considered by Planning Commission for recommendation at the October 25th hearing at City Hall.

Please feel free to contact me with any further questions or comments

Sincerely,

Jesus Murillo

Senior Planner

City of Scottsdale

Planning and Development Services

7447 E. Indian School Road, Ste 105


Scottsdale, AZ 85251

Phone 480-312-7849

Fax 480-312-9037

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Murillo, Jesus

From Leah Cole <winnersagain@gmail.com>
Sent Tuesday, October 03, 2017 1:31 PM
To Murillo, Jesus
Subject Re: Siena Estates

We will plan on attending the Dec 4th mtg

Thank You,

Leah

On Tue, Oct 3, 2017 at 10:06 AM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote

Hello Leah,

I am sorry to hear about the surgery, and I sincerely hope that everything goes well

The Planning Commission hearing, on October 25, 2017, is the recommendation hearing. This means that the Planning Commission will provide a recommendation to the City Council. The City Council is the last and final meeting. The City Council will either approve, deny, or continue the case applications. The Council takes all the information and comments, and makes a decision. This meeting will not occur until **December 4, 2017**. I dare say that this is the most important of all the meetings. I hope that this gives you enough time to attend the hearing. I will be placing your comments in the reports to both the Planning Commission and the City Council. So please feel free to continue to provide your comments, via email, and I will be sure that they are included in the reports.

Again, I whole-heartedly wish you the best with the surgery, and a speedy recovery.

Jesus

From: Leah Cole [mailto:winnersagain@gmail.com]
Sent: Tuesday, October 03, 2017 9:57 AM

To: Murillo, Jesus
Subject: Re: Siena Estates

We will be taking a Greyhound to Colorado State University for open-heart surgery during late Oct so we will miss that mtg also

For the record, I am dismayed at the wholesale destruction of the lands around us and feel very negatively toward you all! I've lived there since 1968 and was raised in the neighborhood. Don't count on me for any support just the opposite, let's keep a bit of natural, open desert instead of noisy, dusty, over-lighted people

Leah Cole, B S , D V M

On Tue, Oct 3, 2017 at 8:59 AM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote

I apologize Leah. The signs have been posted for some time. I just try to give a separate heads-up on my own. This meeting, on the 4th is, for informational purposes only, and the meeting where the Planning Commission will make a recommendation is on October 25th, 2017.

From. Leah Cole [mailto:winnersagain@gmail.com]
Sent: Monday, October 02, 2017 9:49 PM
To: Murillo, Jesus
Subject: Re: Siena Estates

Mercy, you don't give us much time. We're in Prescott now and I don't know if we can get down there on the 4th.

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Good Evening Leah,

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Please feel free to contact me with any further questions or comments.

Sincerely,

Jesus Murillo

Senior Planner

City of Scottsdale

Planning and Development Services

7447 E Indian School Road, Ste. 105


Scottsdale, AZ 85251

Phone 480-312-7849

Fax 480-312-9037

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Murillo, Jesus

From Munillo, Jesus
Sent Tuesday, October 03, 2017 10:07 AM
To 'Leah Cole'
Subject RE: Siena Estates

Hello Leah,

I am sorry to hear about the surgery, and I sincerely hope that everything goes well.

The Planning Commission hearing, on October 25, 2017, is the recommendation hearing. This means that the Planning Commission will provide a recommendation to the City Council. The City Council is the last and final meeting. The City Council will either approve, deny, or continue the case applications. The Council takes all the information and comments, and makes a decision. This meeting will not occur until **December 4, 2017**. I dare say that this is the most important of all the meetings. I hope that this gives you enough time to attend the hearing. I will be placing your comments in the reports to both the Planning Commission and the City Council. So please feel free to continue to provide your comments, via email, and I will be sure that they are included in the reports.

Again, I whole-heartedly wish you the best with the surgery, and a speedy recovery.

Jesus

From: Leah Cole [mailto:winnersagain@gmail.com]
Sent: Tuesday, October 03, 2017 9:57 AM
To: Murillo, Jesus
Subject: Re: Siena Estates

We will be taking a Greyhound to Colorado State University for open-heart surgery during late Oct. so we will miss that mtg also.

For the record, I am dismayed at the wholesale destruction of the lands around us and feel very negatively toward you all! I've lived there since 1968 and was raised in the neighborhood. Don't count on me for any support—just the opposite, let's keep a bit of natural, open desert instead of noisy, dusty, over-lighted people.

Leah Cole, B.S., D.V.M.

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Fax 480-312-9037

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Murillo, Jesus

From: Murillo, Jesus
Sent: Tuesday, October 03, 2017 9:09 AM
To: 'Charles Jepson'
Subject: RE: Our Phone Conversation

Hello Charles,

The Transportation Director's name is Phil Kercher, and his email address is pker@scottsdaleaz.gov. I would appreciate it greatly if you cc'd me on the conversation with him. Thank you.

Sincerely,

Jesus

From: Charles Jepson [mailto:chuckjepson@yahoo.com]
Sent: Tuesday, October 03, 2017 9:06 AM
To: Murillo, Jesus
Subject: Re: Our Phone Conversation

Thank for this, we will share with the members of the Woodleaf division. We also spoke about speeding traffic concerns, can you send me the email for the traffic department so we can ask for their help?

Best regards,

Charles Jepson

On Monday, October 2, 2017 7:19:12 PM MST, Murillo, Jesus <JMurillo@ScottsdaleAz.Gov> wrote

Good Evening Charles,

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From Charles Jepson <chuckjepson@yahoo.com>
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To Murillo, Jesus
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Murillo, Jesus

From: Murillo, Jesus
Sent: Tuesday, October 03, 2017 9:00 AM
To: 'Leah Cole'
Subject: RE: Siena Estates

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Murillo, Jesus

From Murillo, Jesus
Sent: Monday, October 02, 2017 7:19 PM
To: 'chuckjepson@yahoo.com'
Subject Our Phone Conversation

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Murillo, Jesus

From Murillo, Jesus
Sent Monday, October 02, 2017 7:18 PM
To 'jfh7330@gmail.com'
Subject Our Phone Conversation

Good Evening Julie,

It was good talking to you today. Again, I just wanted to update you on the process for the proposed General Plan amendment, and rezoning applications for the Siena Estates projects (1-GP-2017 and 10-ZN-2017)

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Murillo, Jesus

From: Murillo, Jesus
Sent: Monday, October 02, 2017 7:16 PM
To: peggys@hhcpa.com
Subject: Siena Estates

Good Evening Peggy,

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Murillo, Jesus

From Murillo, Jesus
Sent Monday, October 02, 2017 7:15 PM
To. winnersagain@gmail.com
Subject Siena Estates

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Murillo, Jesus

From Murillo, Jesus
Sent. Monday, October 02, 2017 7:12 PM
To 'haleyholtz@westusa.com'
Subject: Our Conversation Today

Good Evening Haley,

It was good talking to you today. Again, I just wanted to update you on the process for the proposed General Plan amendment, and rezoning applications for the Siena Estates projects (1-GP-2017 and 10-ZN-2017).

Again, there will be an informational meeting on Wednesday, October 4, 2017, and an "Action" hearing on Wednesday, October 25, 2017. The October 4, 2017 remote hearing will take place at Cocopah Elementary School (6615 E Cholla Street), at 5:00 pm.

I just wanted to be sure to remind you that the October 4, 2017, Planning Commission hearing is for informational purposes only, and the Planning Commission will not be making a decision or recommendation at this hearing. The hearing is to inform the Planning Commission of the major General Plan amendment cases (and associated rezoning cases) that will be presented before them and the City Council. The Planning Commission will be allowing time of public comment, if you wish to speak. I also wanted to provide you with my email address, so you can provide me any further comments that you may want for me to include with the report that will be provided to the Planning Commission, for the October 25, 2017, "Action" hearing.

This is the link to the [packet for 1-GP-2017](#) for the Planning Commission Remote hearing on Wednesday, October 4th. The remote hearing is for Planning Commission consideration of public input, with no action being taken – as such, no staff recommendation is made for this meeting. Furthermore, any stipulations for approval track with the corresponding Zoning request – in this case 11-ZN-2017. That case, along with the major General Plan amendment request, will be considered by Planning Commission for recommendation at the October 25th hearing at City Hall.

Sincerely,

Jesus Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E Indian School Road, Ste 105
Scottsdale, AZ 85251
Phone 480-312-7849
Fax 480-312-9037

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Murillo, Jesus

From: Javoronok, Sara
Sent: Monday, October 02, 2017 2:01 PM
To: 'lisk@larrykush.com'
Cc: Perreault, Erin, Murillo, Jesus
Subject: 1-GP-2017 Siena Estates

Commissioner Kush,

As we discussed, we've received two emails on the proposed Siena Estates. They are in the packet for 1-GP-2017 on pages 51-52 of the pdf.

Please let me know if you have any additional questions.

Thanks

Sara

Sara Javoronok
Project Coordination Liaison - Long Range Planning
Planning and Development Services
City of Scottsdale
7447 E Indian School Rd
Scottsdale, AZ 85251
480 312 7918
sjavoronok@scottsdaleaz.gov

Murillo, Jesus

From: Javoronok, Sara
Sent: Thursday, September 21, 2017 1:38 PM
To: 'tambrose7326@cox.net'
Cc: Murillo, Jesus
Subject: 1-GP-2017 Siena Estates
Attachments: 1_1-GP-2017_ExistingProposedLU.pdf, 2_1-GP-2017_Aerial_SitePlanWeb.pdf

Mr. Ambrose,

Per your voicemail and our discussion, I'm attaching a graphic for the proposed Major General Plan amendment (1-GP-2017) with a map of the proposed project and a description of the Rural and Suburban land use types. Additionally, the project proposes a zoning amendment (10-ZN-2017) from R1-43 to R-18 PRD. Generally, R1-43 lots are at least an acre in size (43,560 sq. ft.) and R-18 lots are 18,000 sq. ft. in size. The proposal for the PRD allows for additional flexibility in the development standards beyond 25%, which is otherwise allowed. In this case, the proposal is to use it for lot width. You can see more about the zoning districts in the [Zoning Ordinance](#). R1-43 is in Article V, Section 5 100-5 107, R1-18 in 5 300-5 306 and the PRD requirements in Article VI, Section 6 200-6 213. You can see the specific proposal online here <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47538>

You can contact me (information below) if you have any additional General Plan amendment questions and Jesus Murillo if you have any zoning related questions (jmurillo@scottsdaleaz.gov or 480-312-7849)

Also, as we discussed, here are the cases for the project on the south side of Palo Verde Zoning: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/45240>
Preliminary Plat: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/45646>
Abandonment: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/45645>

Let me know if you have any additional questions.

Sara

Sara Javoronok
Project Coordination Liaison - Long Range Planning
Planning and Development Services
City of Scottsdale
7447 E. Indian School Rd.
Scottsdale, AZ 85251
480 312 7918
sjavoronok@scottsdaleaz.gov

Murillo, Jesus

From: Javoronok, Sara
Sent: Tuesday, September 19, 2017 1:27 PM
To: Murillo, Jesus
Subject: FW: First meeting attendance for Siena Estates

FYI

From: Cholla Susini [mailto:csusini@adamsraigacq.com]
Sent: Tuesday, September 19, 2017 12:41 PM
To: Javoronok, Sara
Subject: First meeting attendance for Siena Estates

Hi Sara,

Here is the attendance from the first meeting with the neighbors

- 1 Mr Benz dbenz602@outlook.com
- 2 Mr Pena henry25_us@yahoo.com
- 3 Mr & Mrs Johnson dorgjohnson@q.com
- 4 Mrs Lopez lopezcy@gmail.com

Cholla Susini
Adams Craig
7904 E Chaparral Rd
#A110-113
Scottsdale, AZ 85250
480 634 5015 (O)
480 223 3746 (C)
www.adamsraigacq.com



Home Innovation
1001 N. 1st St. Suite 100
Phoenix, AZ 85004

Murillo, Jesus

From Tessier, Meredith
Sent Thursday, September 07, 2017 12:29 PM
To. 'peggys@hhcpa.com'
Cc Murillo, Jesus
Subject Phone inquiry 10-ZN-2017

Peggy

Regarding 10-ZN-2017 Sienna Estates

Per your request, please click on the following link to view the applicants submittal items

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47538>

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services
Phone 480-312-4211



Murillo, Jesus

From Munilo, Jesus
Sent Friday, July 07, 2017 6:34 PM
To 'winnersagain@gmail.com'
Subject 10-ZN-2017

Hello Ms. Cole,

Thank you for your comments. I will be sure that your comments are provided to the Planning Commission and Council reports, if the project continues to move down this process. I will also keep you updated on any future hearing dates and times. Please feel free to contact me with any further questions or comments. I also included a link to the applicant's request.


http://eservices.scottsdaleaz.gov/planning/projects/summary/applicant_submittals/ProjInfo_10_ZN_2017.pdf

Sincerely,

Jesus Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E Indian School Road, Ste 105
Scottsdale, AZ 85251
Phone 480-312-7849
Fax 480-312-9037

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From: Leah Cole [<mailto:winnersagain@gmail.com>]
Sent: Wednesday, July 05, 2017 11:31 AM
To: ProjectInput
Subject: 10-ZN-2017

I want you to know that as an adjacent property owner, I will definitely oppose any increase in density!

Leah F. Cole, B.S., D.V.M.
7505 E Palo Verde Dr
Scottsdale, AZ 85250 (since 1968)

Murillo, Jesus

From Steinke, Casey
Sent Wednesday, July 05, 2017 1 46 PM
To Murillo, Jesus
Subject RE 10-ZN-2017

I will place this in the case file & CDS

From: Ruenger, Jeffrey
Sent: Wednesday, July 05, 2017 12 59 PM
To: Murillo, Jesus, Steinke, Casey
Subject: FW 10-ZN-2017

From: Leah Cole [<mailto:winnersagain@gmail.com>]
Sent: Wednesday, July 05, 2017 11 31 AM
To: Projectinput
Subject: 10-ZN-2017

I want you to know that as an adjacent property owner, I will definitely oppose any increase in density!

Leah F Cole, B S , D V M
7505 E Palo Verde Dr
Scottsdale, AZ 85250 (since 1968)

Murillo, Jesus

From Ruenger, Jeffrey
Sent Wednesday, July 05, 2017 12:59 PM
To Murillo, Jesus, Steinke, Casey
Subject FW: 10-ZN-2017

Follow Up Flag. Follow up
Flag Status Flagged

From. Leah Cole [mailto:winnersagain@gmail.com]
Sent: Wednesday, July 05, 2017 11:31 AM
To: Projectinput
Subject: 10-ZN-2017

I want you to know that as an adjacent property owner, I will definitely oppose any increase in density!

Leah F. Cole, B.S., D.V.M.
7505 E Palo Verde Dr
Scottsdale, AZ 85250 (since 1968)

Murillo, Jesus

From: Javoronok, Sara
Sent: Monday, May 01, 2017 3:20 PM
To: 'jsainz2@cox.net'
Cc: Murillo, Jesus
Subject: FW: City of Scottsdale General Plan 201 land near Cattletrack / McDonald Dr

Ms Sainz,

Thank you for your message about the project 1-GP-2017, Siena Estates. We will add it to the project file. You can find out more about the project here <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47350> and additional information on the project will be posted there as it moves through the process. As you stated in your message, the applicant is requesting a land use change from "Rural" to "Suburban". At this point, he has submitted a General Plan Amendment application and will likely submit a rezoning application in the next month or so. His narrative states that he plans to increase the number of lots from three to seven for single family homes.

Please let me know if you have any additional questions or comments.

Sara

Sara Javoronok
Project Coordination Liaison - Long Range Planning
Planning and Development Services
City of Scottsdale
7447 E. Indian School Rd
Scottsdale, AZ 85251
480 312 7918
sjavoronok@scottsdaleaz.gov

From: jsainz2@cox.net [mailto:jsainz2@cox.net]
Sent: Sunday, April 30, 2017 12:47 AM
To: Acevedo, Alex
Subject: City of Scottsdale General Plan 201 land near Cattletrack / McDonald Dr



We have received notification of a request by the land owner to change the property designation. We are

absolutely apposed to changing the property from Rural to Suburban Please, please do describe what they mean by Suburban Let us guess multi story, condos sound familiar !!! This is what this town is turning into The city is in someone's back pocket again We are no longer going for the West most Western Town Strip away all of what was left of natural desert -- sent by Raina C Sainz (case# 1-GP-2017)



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Murillo, Jesus

From Carr, Brad
Sent: Monday, December 19, 2016 10:08 AM
To Murillo, Jesus
Subject: FW: Voice mail 11 sec - Julie Heatherington - 480-998-3840
Attachments 1675099_VOICE_161212-163405.WAV

Follow Up Flag: Follow up
Flag Status: Flagged

Another Palo Verde and Cattletrack (25-PA-2016)

From: (+4809983840)
Sent: Monday, December 12, 2016 4:34 PM
To: Carr, Brad
Subject: Voice mail 11 sec - Julie Heatherington - 480-998-3840

Javoronok, Sara

From: jsainz2@cox.net
Sent: Sunday, April 30, 2017 12:47 AM
To: Acevedo, Alex
Subject: City of Scottsdale General Plan 201 : land near Cattletrack / McDonald Dr.



We have received notification of a request by the land owner to change the property designation. We are absolutely apposed to changing the property from Rural to Suburban. Please, please do describe what they mean by Suburban. Let us guess..... multi story, condos..... sound familiar !!! This is what this town is turning into. The city is in someone's back pocket again. We are no longer going for the West most Western Town. Strip away all of what was left of natural desert. -- sent by Raina C. Sainz (case# 1-GP-2017)



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Javoronok, Sara

From Ruenger, Jeffrey
Sent Wednesday, July 05, 2017 12:59 PM
To Murillo, Jesus, Steinke, Casey
Subject FW: 10-ZN-2017

From: Leah Cole [<mailto:winnersagain@gmail.com>]
Sent: Wednesday, July 05, 2017 11:31 AM
To: Projectinput
Subject: 10-ZN-2017

I want you to know that as an adjacent property owner, I will definitely oppose any increase in density!

Leah F. Cole, B.S., D.V.M.
7505 E Palo Verde Dr
Scottsdale, AZ 85250 (since 1968)

Javoronok, Sara

From: Dennis Haley <DHaley@azdot.gov>
Sent: Friday, June 30, 2017 2:37 PM
To: Projectinput
Cc: Vanessa Nunez
Subject: 10-ZN-2017 Sienna Estates

RE: 10-ZN-2017
Sienna Estates
E Palo Verde Dr / Cattletrack Rd

Attn: Jesus Munillo

Thank you for your notice for the above-referenced development. ADOT is neutral on zoning matters. As such, ADOT has no comment.

Please feel free to contact me should you have any further questions. We appreciate the opportunity to review and comment.

Dennis Haley, SR/WA
Right of Way Agent III
ADOT ROW Project Coordinator
Federal Lands Liaison

205 S 17th Ave MD 612E
Phoenix, AZ 85007
602-712-7432
WWW.AZDOT.GOV

ADOT

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Javoronok, Sara

From: Javoronok, Sara
Sent: Thursday, October 05, 2017 1:24 PM
To: Steinke, Casey
Subject: FW: Siena Estates

Could you add this to 1-GP-2017? Thanks!

Sara

From: Stephen Adams [<mailto:sadams@adamscraigacq.com>]
Sent: Thursday, October 05, 2017 9:31 AM
To: Murillo, Jesús; Javoronok, Sara
Cc: Cholla Susini, 'Carl Bloomfield'
Subject: Siena Estates

Thank you very much for your support at the meeting yesterday. All-in-all, I think it was a great meeting. I wanted to follow up and let you know I met with the Postgates after the meeting. They ultimately were very happy to hear I am their new neighbor and building a great new house at 7506 Sundown Circle next door to them. Moreover, what they really wanted to get out of their concerns is a new set of CC&R's for the remaining Schaffner Estates, which I will work with them and our other neighbors separately to create, obviously pending the support of other neighbors. They had no objections to Siena Estates itself. Regarding the debris onsite, we have a problem with vagabond construction companies dumping onsite and I am working on how to solve the problem. In summation, great conversation and I believe I turned them from concerned neighbors to raving fans.

Have a great day. Thanks again for your support.

Best regards,

Stephen Adams
Adams Craig
7904 E Chaparral Rd
#A110-113
Scottsdale, AZ 85250
480 634 5015 (O)
480 244 2557 (C)
www.adamscraigacq.com



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40



2017 Major General Plan Amendment Open House

September 14, 2017

Cocopah Middle School, 5:00 - 7:00pm

Name pk <u>Chuck Chisholm</u>	Business Name <u>K. Hovnanian</u>	General Plan Case <u>Solare</u>
Address & Zip <u>20830 N Tatum Phoenix</u>	Phone	E-mail <u>chisholm@khou.com</u>
Name <u>Stephen Adams</u>	Business Name <u>Adams Craig</u>	General Plan Case <u>1-OP-2017</u>
Address & Zip <u>7345 E Sackrabbit Rd</u>	Phone <u>480 244 2557</u>	E-mail <u>sadams@adams-craig.com</u>
Name <u>Laurie Coe</u>	Business Name	General Plan Case <u>ALL</u>
Address & Zip <u>9214 E. Wood Dr #5260</u>	Phone <u>602-770-6036</u>	E-mail <u>laurie.coe@cox.net</u>
Name <u>Joe Spadafino</u>	Business Name <u>CivTech</u>	General Plan Case <u>PF Changs</u>
Address & Zip <u>10665 N Hayden Rd #190</u>	Phone <u>480 659 4250</u>	E-mail <u>jspadafino@civtech.com</u>
Name <u>Barney Gonzalez</u>	Business Name	General Plan Case <u>Cattle Track GP</u>
Address & Zip <u>Mixer + Cattle track</u>	Phone	E-mail
Name <u>Michele Hammond</u>	Business Name <u>Berry Riddell</u>	General Plan Case <u>2-OP-2017</u>
Address & Zip <u>6750 E. Camelback #100</u>	Phone <u>602 463 4081</u>	E-mail <u>mh@berryriddell.com</u>
Name <u>John Hall</u>	Business Name <u>RLLG</u>	General Plan Case <u>4-OP-2017</u>
Address & Zip <u>7144 E. Stetson Dr.</u>	Phone <u>480 505 3938</u>	E-mail <u>jhall@rcselawgroup.com</u>

Please note that the city of Scottsdale receives requests from citizens to review comment cards and sign-in sheets and the city is obligated to release any information on the cards/sheets that is considered a public record



2017 Major General Plan Amendment Open House

September 14, 2017

Cocopah Middle School, 5:00 - 7:00pm

Name <i>SHIRLEY COORDASCO</i>	Business Name	General Plan Case
Address & Zip <i>7900 E. PRINCESS DR #109</i>	Phone <i>480-251-7031</i>	E-mail <i>SEE SHIRLEY @ EX.NET</i>
Name	Business Name	General Plan Case
Address & Zip <i>X</i>	Phone	E-mail
Name <i>Sandy Schenk</i>	Business Name	General Plan Case <i>all</i>
Address & Zip <i>10961 E Gary Rd 85259</i>	Phone <i>480-268-9200</i>	E-mail <i>sandra@hbc.com</i>
Name <i>Noel Cornman</i>	Business Name <i>Soell + Linn</i>	General Plan Case <i>3.6.2017</i>
Address & Zip <i>one on Centaur</i>	Phone <i>602 392 6921</i>	E-mail <i>nbrown@linn.com</i>
Name <i>Laraine Rodgers</i>	Business Name	General Plan Case <i>all</i>
Address & Zip <i>7700 N 76 St #1193</i>	Phone <i>480 544 8410</i>	E-mail <i>larainey@gmail.com</i>
Name	Business Name	General Plan Case
Address & Zip	Phone	E-mail
Name	Business Name	General Plan Case
Address & Zip	Phone	E-mail

Please note that the city of Scottsdale receives requests from citizens to review comment cards and sign-in sheets, and the city is obligated to release any information on the cards/sheets that is considered a public record



2017 Major General Plan Amendment Open House

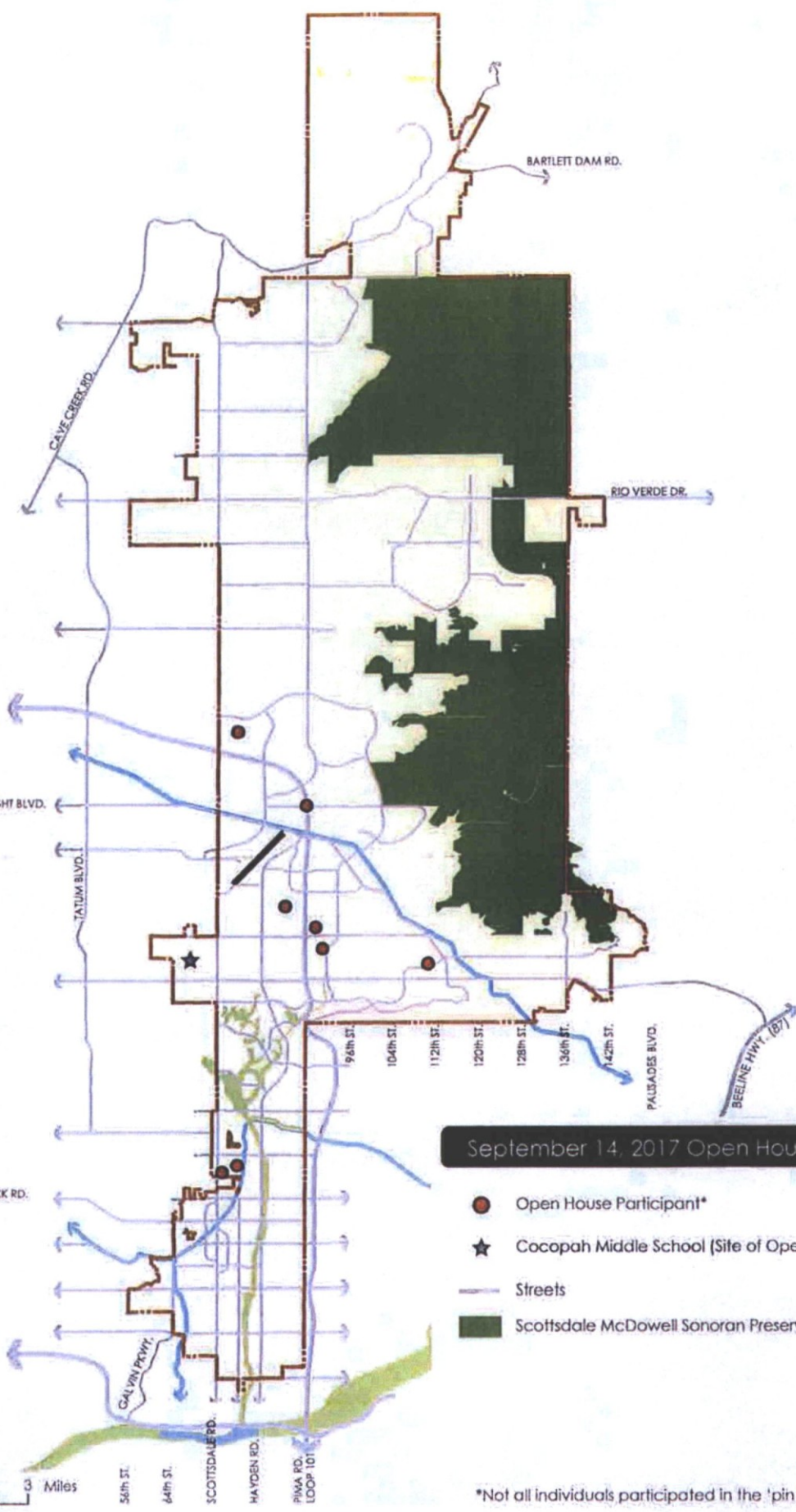
September 14, 2017

Cocopah Middle School, 5:00 – 7:00pm

Name <i>Ross SMITH</i>	Business Name <i>MARCUS & MILLICAP</i>	General Plan Case <i>4-GP-2017</i>
Address & Zip <i>SCOTTSDALE, AZ 9140 E. JEWELL DRIVE 85240</i>	Phone <i>602.511.2491</i>	E-mail <i>ROSS-Smith@marcusmillicap.com</i>
Name <i>Al STEWART</i>	Business Name <i>LVA</i>	General Plan Case <i>2-GP 2017, 3-GP-2017</i>
Address & Zip	Phone	E-mail
Name	Business Name	General Plan Case
Address & Zip	Phone	E-mail
Name	Business Name	General Plan Case
Address & Zip	Phone	E-mail
Name	Business Name	General Plan Case
Address & Zip	Phone	E-mail
Name	Business Name	General Plan Case
Address & Zip	Phone	E-mail
Name	Business Name	General Plan Case
Address & Zip	Phone	E-mail

Please note that the city of Scottsdale receives requests from citizens to review comment cards and sign-in sheets and the city is obligated to release any information on the cards/sheets that is considered a public record

JENNY LIN RD.
 CIRCLE MOUNTAIN RD.
 HONDA BOW RD.
 ROCKAWAY HILLS RD.
 DESERT HILLS DR.
 JOY RANCH RD.
 STAGECOACH PASS
 CAREFREE HWY.
 DOVE VALLEY RD.
 LONE MOUNTAIN RD.
 DIXILETA DR.
 DYNAMITE BLVD.
 JOMAX RD.
 HAPPY VALLEY RD.
 PINNACLE PEAK RD.
 DEER VALLEY RD.
 LOOP 101
 UNION HILLS DR.
 BELL RD./FRANK LLOYD WRIGHT BLVD.
 GREENWAY PKWY.
 THUNDERBIRD RD.
 CACTUS RD.
 SHEA BLVD.
 DOUBLETREE RANCH RD.
 MCCORMICK PKWY.
 INDIAN BEND RD.
 LINCOLN DR.
 McDONALD DR.
 CHAPARRAL RD./CAMELBACK RD.
 CAMELBACK RD.
 INDIAN SCHOOL RD.
 THOMAS RD.
 McDOWELL RD.
 LOOP 202
 McKELLIPS RD.



September 14, 2017 Open House

- Open House Participant*
- ★ Cocopah Middle School (Site of Open House)
- Streets
- Scottsdale McDowell Sonoran Preserve

*Not all individuals participated in the 'pin map' exercise.



Approved 10/11/2017 (lc)

**SCOTTSDALE PLANNING COMMISSION
REMOTE HEARING
COCOPAH MIDDLE SCHOOL
6615 E. CHOLLA STREET
SCOTTSDALE, ARIZONA**

WEDNESDAY, OCTOBER 4, 2017

***SUMMARIZED MEETING MINUTES ***

PRESENT: Paul Alessio, Chair
Ali Fakih, Vice Chair
Larry S. Kush, Commissioner
Prescott Smith, Commissioner
Kelsey Young, Commissioner
Kevin Bollinger, Commissioner
Christian Serena, Commissioner

STAFF: Tim Curtis
Joe Padilla
Erin Perreault
Taylor Reynolds
Sara Javoronok
Jesus Murillo

Jesus Murillo
Bryan Cluff
Alex Acevedo

CALL TO ORDER

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:02 p.m.

ROLL CALL

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

NON-ACTION ITEMS – DISCUSSION ONLY

- 1 1-GP-2017 (Siena Estates)
Request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Suburban Neighborhoods on a +/- 3 8-acre site located at 5814 N Cattletrack Road, 5811 and 5805 N Sundown Drive Staff contact person is Sara Javoronok, 480-312-7918 Applicant contact person is Stephen Adams, 480-244-2557

Request to speak card from Carol Posegate

- *2 2-GP-2017 (Solare on McDowell)
***Withdrawn per applicant**
Request by owner for a major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Mixed-Use Neighborhoods to Urban Neighborhoods on a +/- 12 3-acre site located at 6601 E McDowell Road Staff contact person is Taylor Reynolds, 480-312-7924 Applicant contact person is John Berry, 480-385-2727

- 3 3-GP-2017 (7676 E Pinnacle Peak)
Request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Office to Suburban Neighborhoods on a +/- 19 7-acre site located at 7676 E Pinnacle Peak Road Staff contact person is Taylor Reynolds, 480-312-7924 Applicant contact person is Nick Wood, 602-382-6269
Commissioner Fakih recused himself.

Written Comment Card from. Katherine Peterson

Request to speak card from Bruce Hodgins

- 4 4-GP-2017 (Bell Group Self Storage)
Request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Commercial on +/- 2 8-acres of a +/- 4 6-acre site located at the southeast corner of Shea Blvd and 116th St Staff contact person is Sara Javoronok, 480-312-7918 Applicant contact person is Jordan Rose, 480-505-3939

Written Comment cards from Dana Falen, Vickie Falen, Joanne Kilpatrick, Lori Jacques, Sonnie Kirtley, Frank Magarelli

Request to speak cards from Lori Jacques, Marlene Magarelli, Dana Falen, Vickie Falen, Carol Samsky

Adjournment- Motion to adjourn at 6 50 p m

REQUEST TO SPEAK



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
Public testimony is limited to three (3) minutes per speaker.
Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

1

NAME (print) Carol Posegate MEETING DATE _____

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7505 E Sundown Circle ZIP 85250

HOME PHONE 480-951-9829 ^{Cell} WORK PHONE 217-494-7341

E-MAIL ADDRESS (optional) carol@posegate-denes.com

I WISH TO SPEAK ON AGENDA ITEM # 1 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.

Murillo, Jesus

From James Hetherington <jfh7330@gmail.com>
Sent Thursday, October 12, 2017 11:43 AM
To. Murillo, Jesus
Subject Re: Our Phone Conversation

Mr. Morillo,

My wife Julie and I have reviewed the plan (packet for 1-GP-2017) and find it to be a major improvement for the area. Many of the homes in that area are in need of major updates, repairs and improvements. This project is a big step forward in improving the whole area.

James & Julie Hetherington

On Mon, Oct 2, 2017 at 7:17 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote

Good Evening Julie,

It was good talking to you today. Again, I just wanted to update you on the process for the proposed General Plan amendment, and rezoning applications for the Siena Estates projects (1-GP-2017 and 10-ZN-2017).

Again, there will be an informational meeting on Wednesday, October 4, 2017, and an "Action" hearing on Wednesday, October 25, 2017. The October 4, 2017 remote hearing will take place at Cocopah Elementary School ([6615 E Cholla Street](#)), at 5:00 pm.

I just wanted to be sure to remind you that the October 4, 2017, Planning Commission hearing is for informational purposes only, and the Planning Commission will not be making a decision or recommendation at this hearing. The hearing is to inform the Planning Commission of the major General Plan amendment cases (and associated rezoning cases) that will be presented before them and the City Council. The Planning Commission will be allowing time of public comment, if you wish to speak. I also wanted to provide you with my email address, so you can provide me any further comments that you may want for me to include with the report that will be provided to the Planning Commission, for the October 25, 2017, "Action" hearing.

This is the link to the [packet for 1-GP-2017](#) for the Planning Commission Remote hearing on Wednesday, October 4th. The remote hearing is for Planning Commission consideration of public input, with no action being taken – as such, no staff recommendation is made for this meeting. Furthermore, any stipulations for approval track with the corresponding Zoning request – in this case 11-ZN-2017. That case, along with the major General Plan amendment request, will be considered by Planning Commission for recommendation at the October 25th hearing at City Hall.

Exhibit D to
Attachment 13

Please feel free to contact me with any further questions or comments

Sincerely,

Jesus Murillo

Senior Planner

City of Scottsdale

Planning and Development Services

7447 E Indian School Road, Ste 105


Scottsdale, AZ 85251

Phone 480-312-7849

Fax 480-312-9037

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Twitter

Murillo, Jesus

From Murillo, Jesus
Sent Monday, October 16, 2017 1 10 PM
To: James Hetherington'
Cc Javoronok, Sara
Subject: 1-GP-2017 and 10-ZN-2017

Hello James and Julie,

Thank you for your comments. I just wanted to be sure to remind you that the October 25, 2017, is an "Action" hearing, in case you would like to attend and present your comments in person.

The Council will later make a determination at the **December 4, 2017** hearing (in case you can't make the October 25, 2017 meeting). I will be placing your comments in the reports to both the Planning Commission and the City Council. So please feel free to continue to provide your comments, via email, and I will be sure that they are included in the reports.


Please feel free to contact me with any further questions or comments.

Sincerely,

Jesus Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E Indian School Road, Ste 105
Scottsdale, AZ 85251
Phone 480-312-7849
Fax 480-312-9037

Get informed!

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 Twitter

Mr. Murillo,

My wife Julie and I have reviewed the plan (packet for 1-GP-2017) and find it to be a major improvement for the area. Many of the homes in that area are in need of major updates, repairs and improvements. This project is a big step forward in improving the whole area.

James & Julie Hetherington

On Mon, Oct 2, 2017 at 7:17 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote

Murillo, Jesus

From: Murillo, Jesus
Sent: Wednesday, October 18, 2017 6:13 PM
To: 'James Hetherington'
Cc: Javoronok, Sara
Subject: 1-GP-2017 and 10-ZN-2017

Hello James and Julie,

Thank you for your comments. I just wanted to be sure to remind you that the October 25, 2017, is an "Action" hearing, in case you would like to attend and present your comments in person.

The Council will later make a determination at the **December 4, 2017** hearing (in case you can't make the October 25, 2017 meeting). I will be placing your comments in the reports to both the Planning Commission and the City Council. So please feel free to continue to provide your comments, via email, and I will be sure that they are included in the reports.


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Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E Indian School Road, Ste 105
Scottsdale, AZ 85251
Phone 480-312-7849
Fax 480-312-9037

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James & Julie Hetherington

On Mon, Oct 2, 2017 at 7:17 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote

Javoronok, Sara

From: Planning Commission
Sent: Wednesday, October 25, 2017 12:55 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #78)

Planning Commission Public Comment (response #78)

Survey Information

Site	ScottsdaleAZ.gov
Page Title	Planning Commission Public Comment
URL	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date	10/25/2017, 12:54:07 PM

Survey Response

COMMENT	
Comment	<p>My husband Bob and I are homeowners directly west of the Siena Estates proposed development. I spoke in opposition to the proposed Plan Amendment at the hearing of the Commission in early November. My husband and I remain opposed to the Amendment as well as the newly proposed rezoning of the property in question. Our lovely historical part of Scottsdale is losing its character to crowded housing developments. The Siena Estates development, if approved, will leave an island of five homes on one-acre lots on our street. Once approved for limited acreage development, the agricultural classification of our immediate area will be lost forever.</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name	Carol Hansen Posegate
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email	carol@posegate-denes.com

Exhibit E to
Attachment 13

Phone	(217) 494-7341
Address	7505 E Sundown Circle, Scottsdale, AZ 852501
Example 3939 N Drinkwater Blvd, Scottsdale 85251	

Javoronok, Sara

From Planning Commission
Sent Tuesday, October 24, 2017 3:05 PM
To Planning Commission
Subject: Planning Commission Public Comment (response #77)

Planning Commission Public Comment (response #77)

Survey Information

Site	ScottsdaleAZ.gov
Page Title	Planning Commission Public Comment
URL	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date	10/24/2017 3:04:50 PM

Survey Response

COMMENT

Comment:

MY NAME IS DALE JOHNSON PROPERTY OWNER OF 5808 N SUNDOWN DR THE ONLY PROPERTY OF THE (5) REMAINING SCHAFFNER ESTATES PROPERTIES, AFTER THIS SIENA ESTATES DEVELOPMENT, THAT IS MOSTLY ADJACENT TO THE PROPOSED (3) ACRE DEVELOPMENT I HAVE OWNED AND OCCUPIED THIS PROPERTY FOR 43 YEARS THE "DEED RESTRICTIONS" FOR THE ORIGINAL (12) SCHAFFNER ESTATES PROPERTIES WERE FILED IN 1950, 67 YEARS AGO, REVISED IN 1958 THESE DEED RESTRICTIONS WERE TERMINATED APR 1st 1990 WITH THE REQUIRED 75% (9) HOMEOWNERS SIGNATURES NONE OF THESE SIGNITARIES ARE CURRENTLY PROPERTY OWNERS (4) OF THE SIGNITARIES WERE SELLING THEIR PROPERTIES FOR THE MACDONALD DR HARKINS/NEARHOOD DEVELOPMENTS THESE ORIGINAL DEED RESTRICTIONS WERE PROVIDED TO ONE NEW HOMEOWNER, BY FIRST AMERICAN TITLE CO, AS PART OF HIS ESCROW AGREEMENT, WHEN HE PURCHASE HIS PROPERTY AT 7506 E SUNDOWN CIRCLE IN 1994 AND PROVIDED FOR (1) HOME/ACRE-

LOT MY PREFERENCES FOR THIS DEVELOPMENT, AS THE LONGEST SCHAFFNER ESTATES OWNER, ARE 1st ONE HOME PER 1- ACRE-LOT PER THE ORIGINAL DEED RESTRICTIONS THIS WOULD RETAIN A 60 YEAR CONTINUITY OF HOME DEVELOPMENT FOR THIS SUBDIVISION a A new home, on a 1-acre lot, adjacent to the West side of the Schaffner Estates property has just been completed indicating the desirability of 1 acre properties 2nd SIENA ESTATES, (7) SINGLE STORY HOMES AS PLANNED WITH THE FOLLOWING CONDITIONS A visually pleasing, minimum height wall on the western border with Sundown Dr , with sidewalk, curb and green area between the wall and street as proposed Siena Estates with only one ingress/egress on to Sundown Drive Siena Estates to develop and establish its own HOA and CCR's, not imposing them on the remaining(5) Schaffner Estates properties and with no attempt to impose the necessary fees and charges associated with the cost of maintaining Siena Estates or the surrounding road ways, driveways or utilities Schaffner Estates will maintain its own legal status as (5) one home per acre-lot and establish its own set of CCR's I have been informed that the Siena developer, Steven Adams, has just purchased a Schaffner Estates 1-acre/lot property at 7506 E Sundown Circle, one of the last (5) Schaffner Estates properties Mr Adams has apparently declared that he will maintain a home on this property as a single, (1) home/acre lot I would like a commitment from him that he does not plan, now or in the future, to "Rezone" this property for a future multi home development or other use! Dale C Johnson

Comments are limited to 8,000 characters and may be cut and pasted from another source

PLEASE PROVIDE YOUR NAME

First & Last Name

DALE JOHNSON

AND ONE OR MORE OF THE FOLLOWING ITEMS

Email

DORGJOHNSON@Q.COM

Phone

(480) 948-7674

Address

5808 N SUNDOWN DR

Example 3939 N Drinkwater Blvd, Scottsdale 85251



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

WEDNESDAY, OCTOBER 25, 2017

***SUMMARIZED MEETING MINUTES ***

PRESENT: Ali Fakh, Vice Chair
Larry S. Kush, Commissioner
Prescott Smith, Commissioner
Kelsey Young, Commissioner
Kevin Bollinger, Commissioner
Christian Serena, Commissioner

ABSENT: Paul Alessio, Chair

STAFF:

Tim Curtis	Randy Grant
Joe Padilla	Erin Perreault
Jesus Murillo	Sara Javaronok
Greg Bloemberg	Taylor Reynolds
Bryan Cluff	Alex Acevedo
Lorraine Castro	Wayland Barton

CALL TO ORDER

Vice Chair Fakh called the regular session of the Scottsdale Planning Commission to order at 5:01 p.m.

ROLL CALL

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

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

MINUTES REVIEW AND APPROVAL

- 1 Approval of the October 11, 2017 Regular Meeting Minutes including Study Session
COMMISSIONER KUSH MOVED TO APPROVE THE OCTOBER 11, 2017 REGULAR MEETING MINUTES, INCLUDING STUDY SESSION, SECONDED BY COMMISSIONER SMITH, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

- 2 1-GP-2017 (Siena Estates)
Request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Suburban Neighborhoods on a +/- 3.8-acre site located at 5814 N Cattletrack Road, 5811 and 5805 N Sundown Drive Staff contact person is Sara Javoronok, 480-312-7918 Applicant contact person is Stephen Adams, 480-244-2557
Item No 2: Recommend that City Council approve case 1-GP-2017, by a vote of 6-0; Motion by Commissioner Kush, 2nd by Commissioner Young;
Request to speak card: Dale Johnson
- 3 10-ZN-2017 (Siena Estates)
Request by owner for a Zoning District Map Amendment from Single-family Residential (R1-43) zoning district to Single-family Residential, Planned Residential District (R1-18/PRD) zoning district, with a Development Plan and Amended Development Standards, located on a +/- 3.8-acre site, at 5814 N Cattletrack Road, and at 5811 and 5805 N Sundown Drive Staff contact person is Jesus Munillo, 480-312-7849 Applicant contact person is Stephen Adams, 480-244-2557
Item No. 3: Recommend that City Council approve case 10-ZN-2017, by a vote of 6-0; Motion by Commissioner Kush, finding that the rezoning with Amended Development Standards and Development Plan meet the PRD findings and are consistent and conform with the adopted General Plan, 2nd by Commissioner Young.
- 4 3-GP-2017 (7676 E Pinnacle Peak)
Request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Office to Suburban Neighborhoods on a +/- 19.7-acre site located at 7676 E Pinnacle Peak Road Staff contact person is Taylor Reynolds, 480-312-7924 Applicant contact person is Nick Wood, 602-382-6269
Item No 4: Recommend that City Council approve case 3-GP-2017, by a vote of 5-0; Motion by Commissioner Serena, 2nd by Commissioner Young, Vice Chair Fakih recused himself.

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

5. 11-ZN-2017 (7676 E Pinnacle Peak)

Request by owner for a Zoning District Map Amendment from Service Residential, Environmentally Sensitive Lands (S-R ESL) zoning district, to Single-family Residential, Planned Residential District, Environmentally Sensitive Lands (R1-10 PRD ESL) zoning district, with a Development Plan and Amended Development Standards, on a +/- 19.7-acre site, located at 7676 E. Pinnacle Peak Road (includes parcels 212-04-001B, 212-04-001C, 212-04-001D, and 212-04-001E). Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Nick Wood, 602-382-6269.

Item No. 5: Recommend that City Council approve case 11-ZN-2017, with additional stipulations by a vote of 5-0; Motion by Commissioner Serena, finding that the rezoning with Amended Development Standards and Development Plan meet the PRD findings and are consistent and conform with the adopted General Plan, 2nd by Commissioner Young, Vice Chair Fakh recused himself.

6. 4-GP-2017 (Bell Group Self Storage)

Request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Commercial on +/- 2.8-acres of a +/- 4.6-acre site located at the southeast corner of Shea Blvd and 116th St. Staff contact person is Sara Javoronok, 480-312-7918. Applicant contact person is Jordan Rose, 480-505-3939.

Item No 6: Motion to continue case 4-GP-2017 to the November 8, 2017 hearing, by a vote of 5-1; Motion by Commissioner Kush, 2nd by Commissioner Smith with Commissioner Young dissenting.

Request to speak cards: Dana Falen, Vickie Falen, Frank Magarelli, Marlene Magarelli, Patty Badenoch, Don Favreau, Troy Jarvis, Carolyn Linderman, Richard Frisch, Tamra Frisch, Zuhdi Tasser and Don Edwards

7. 9-ZN-2017 (Bell Group Self Storage)

Request by owner for a Zoning District Map Amendment from Service Residential/Planned Community District (S-R/PCD) zoning to Neighborhood Commercial (C-1) zoning on a 4.6-acre site, located at the southeast corner of Shea Blvd. and 116th St. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Jordan Rose, 480-505-3939.

Item No 7: Motion to continue case 9-ZN-2017 to the November 8, 2017 hearing, by a vote of 5-1; Motion by Commissioner Kush, 2nd by Commissioner Smith with Commissioner Young dissenting.

Request to speak cards: Dana Falen, Vickie Falen, Frank Magarelli, Marlene Magarelli, Patty Badenoch, Don Favreau, Troy Jarvis, Carolyn Linderman, Richard Frisch, Tamra Frisch, Zuhdi Tasser and Don Edwards

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8 2-TA-2017 (Care Homes/Group Homes Text Amendment)

Request by City of Scottsdale to amend the Zoning Ordinance (Ord No 455), specifically, Sec 1 202 (Interpretations and Decisions), Sec 1 801 (Powers of the Board of Adjustment), Sec 1 1304 (Enlargement, extension, reconstruction or structural alteration of nonconforming structure, enlargement of nonconforming use), Sec 3 100 (Definitions), Sec 5 010 (Single-family Residential (R1-190)), Sec 5 012 (Use Regulations), Sec 5 100 (Single-family Residential (R1-43)), Sec 5 102 (Use Regulations), which affects all other Single-family Residential and Two-Family Residential districts (R1-130, R1-70, R1-35, R1-18, R1-10, R1-7, R1-5 and R-2), Sec 5 700 (Medium-Density Residential (R-3)), Sec 5 703 (Use Regulations), Sec 5 800 (Townhouse Residential (R-4)), Sec 5 803 (Use Regulations), Sec 5 900 (Resort/Townhouse Residential (R-4R)), Sec 5 903 (Use Regulations), Sec 5 1001 (Multiple-family Residential (R-5)), and Sec 5 1003 (Use Regulations), add new Sec 1 806 (Disability Accommodation), and add new Sec 1 920 (Request for Disability Accommodation) to address various types of care homes and group homes in residential zoning districts Staff/Applicant contact person is Greg Bloemberg, 480-312-4306

Item No. 8: Recommend that City Council approve case 2-TA-2017, by a vote of 5-1; Motion by Commissioner Kush, after determining that the proposed Text Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Young, with Commissioner Serena dissenting.

Request to speak: Judy Pollick

Written comment card: Michelle Siwek

Adjournment – Motion to adjourn at 8:12 p.m.

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REQUEST TO SPEAK



3

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
Public testimony is limited to three (3) minutes per speaker.
Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) DALE JOHNSON MEETING DATE 10/25/17

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 5808 N SUNDOWN DR ZIP 85150

HOME PHONE 480-948-7674 WORK PHONE _____

E-MAIL ADDRESS (optional) DORGEJOHNSON@Q.COM

I WISH TO SPEAK ON AGENDA ITEM # 3 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT" CONCERNING _____

**Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.*

This card constitutes a public record under Arizona law.

2017 Major General Plan Amendment Overview

City Council

12/4/2017

Presentation Overview

- **Major General Plan Amendment Criteria and Process**
- **2017 Major Amendment Requests**
- **Major General Plan Amendment Timeline**

Major Amendment Criteria

An amendment to Scottsdale's General Plan is defined as a major amendment if it meets any one of the following criteria:

- 1. Change in Land Use Category**
- 2. Area of Change**
- 3. Character Area Criteria**
- 4. Water/ Wastewater Infrastructure Criteria**

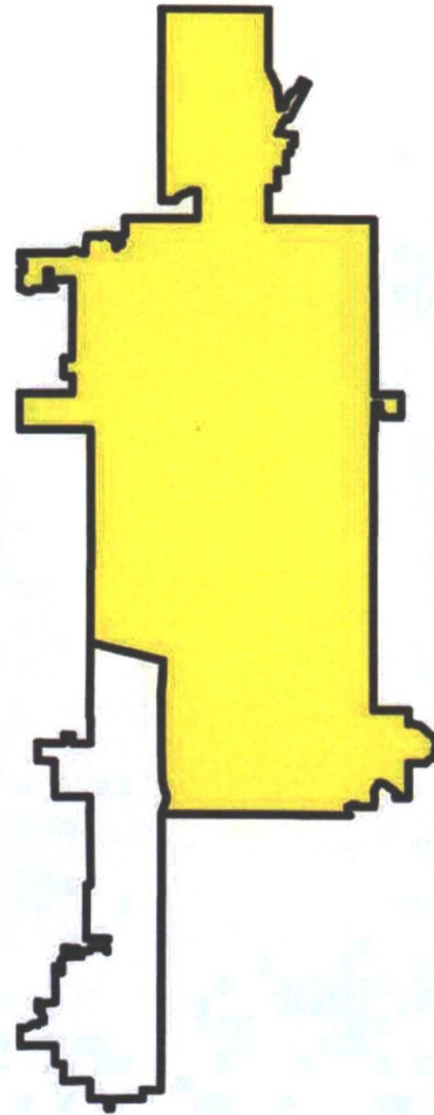
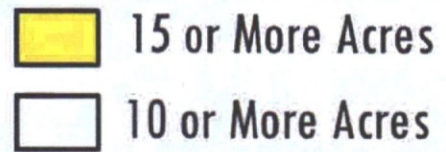
1. Change in Land Use Category

I. Change in Land Use Category

A change in the land use category on the land use plan that changes the land use character from one type to another as delineated in the following table

	To:	Group A	Group B	Group C	Group D	Group E
From:	Land Use Plan Category					
Group A	Rural Neighborhoods Natural Open Space		Yes	Yes	Yes	Yes
Group B	Suburban Neighborhoods Developed Open Space Cultural/ Institutional or Public Use			Yes	Yes	Yes
Group C	Urban Neighborhoods Resorts/Tourism	Yes				Yes
Group D	Neighborhood Commercial Minor Office Minor Employment	Yes	Yes			Yes
Group E	Commercial Office Employment Mixed Use Regional Use Overlay	Yes	Yes			

2. Area of Change

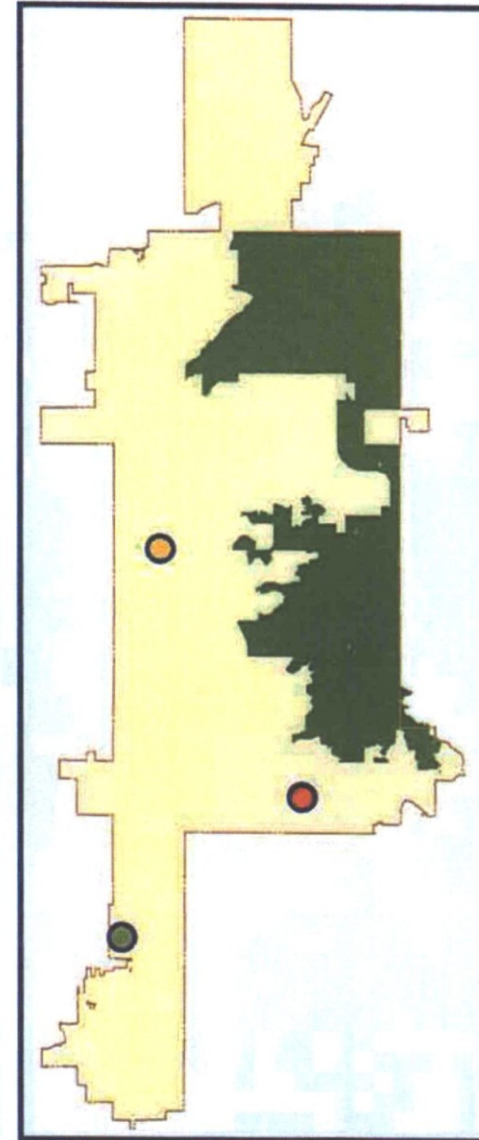


Major General Plan Amendment Process

- **Heard at City Council same year as submitted**
 - **Submittal deadline: May 19, 2017**
 - **City Council hearing: December 4, 2017**
- **Requires additional, remote hearing of Planning Commission for public input.**
- **Requires 2/3 majority vote of City Council.**

2017 Major General Plan Amendments – 3 Private Requests

- 1-GP-2017, Siena Estates
- 3-GP-2017, 7676 E Pinnacle Peak
- 4-GP-2017, Bell Group Self Storage



Amendment Timeline

- September 14th:** City Hosted Open House
Cocopah Middle School, 5-7 pm
- October 4th:** Remote Planning Commission Hearing
Cocopah Middle School, 5 pm
- October 25th:** Planning Commission Recommendation Hearing
Kiva, 5 pm
- December 4th – 5th:** City Council General Plan Amendment
Adoption Hearing, Kiva, 5 pm

Contacts

City contacts:

Sara Javoronok, 480-312-7918
sjavoronok@scottsdaleaz.gov

Taylor Reynolds, 480-312-7924
treynolds@scottsdaleaz.gov

Applicant contacts:

- 1-GP-2017
- 3-GP-2017
- 4-GP-2017

Stephen Adams, 480-244-2557

Nick Wood, 602-382-6269

Jordan Rose, 480-505-3939

Siena Estates

1-GP-2017 & 10-ZN-2017

City Council

12/4/2017

Coordinators: Sara Javoronok | Jesus Murillo

Siena Estates

- Request by owner for a major General Plan Amendment to change the land use designation from Rural Neighborhoods to Suburban Neighborhoods on a +/- 3.8-acre site located at 5814 N. Cattletrack Road, 5811 and 5805 N. Sundown Drive.
- Companion zoning case
10-ZN-2017

1-GP-2017

Siena Estates



1-GP-2017

Context Aerial

Siena Estates

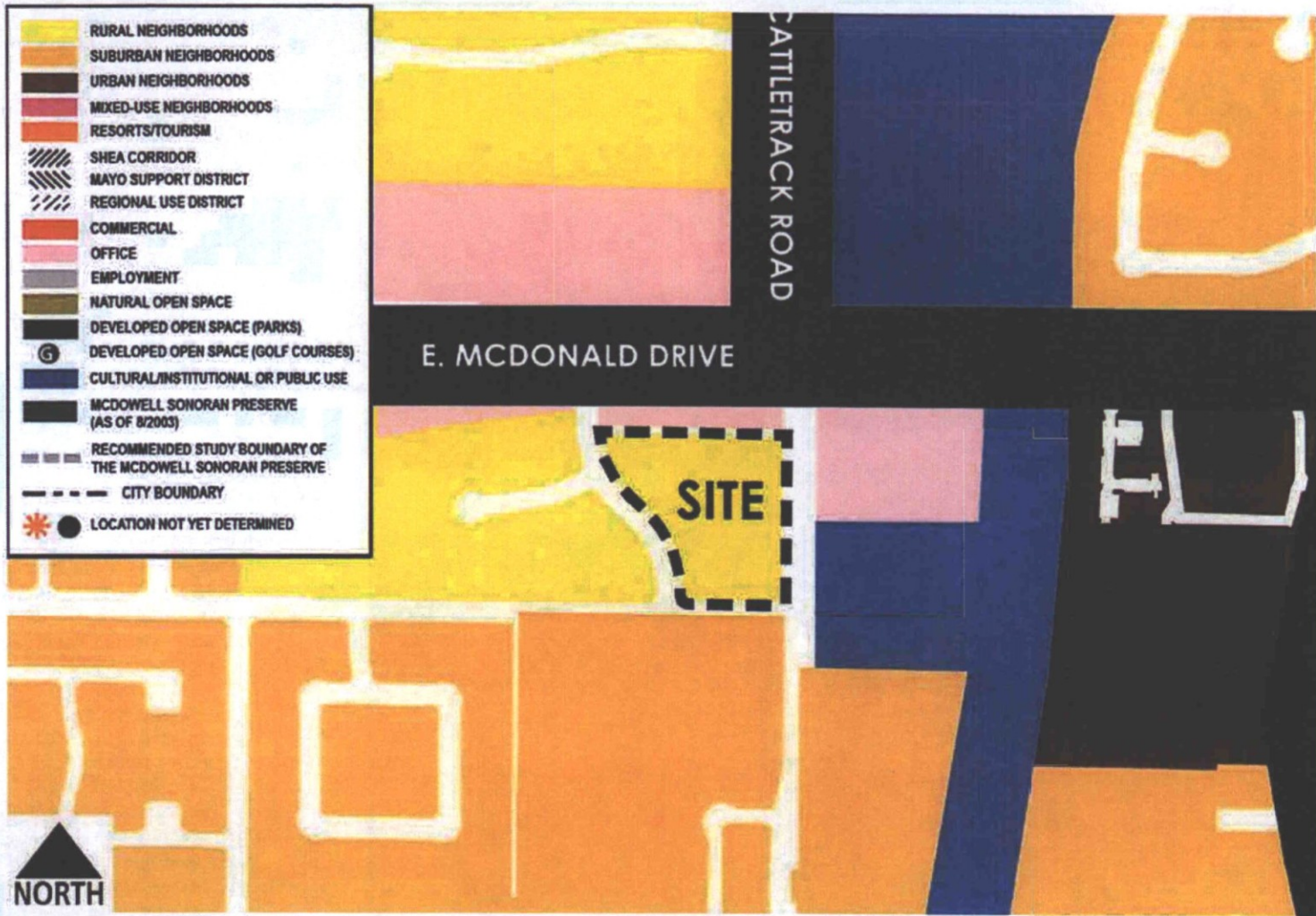


1-GP-2017

Detail Aerial

Siena Estates

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



I-GP-2017

Existing General Plan Land Use

Siena Estates



1-GP-2017

Proposed General Plan Land Use

Siena Estates

Criteria #1, Change in Land Use

1. Change in Land Use Category

A change in the land use category on the land use plan that changes the land use character from one type to another as delineated in the following table

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Group C	Urban Neighborhoods Resorts/Tourism	Yes				Yes
Group D	Neighborhood Commercial Minor Office Minor Employment	Yes	Yes			Yes
Group E	Commercial Office Employment Mixed Use Regional Use Overlay	Yes	Yes			

1-GP-2017

Siena Estates

Key Considerations

- **General Plan amendment request for the change in land use**
- **Proposing development of seven single family residential lots**
- **Similar lot sizes and densities to other more recently developed subdivisions in the area**
- **Previous redevelopment from residential to office of four lots in the original subdivision**
- **Request is in keeping with the projected increase of this residential development type in this area of the community**

1-GP-2017

Siena Estates

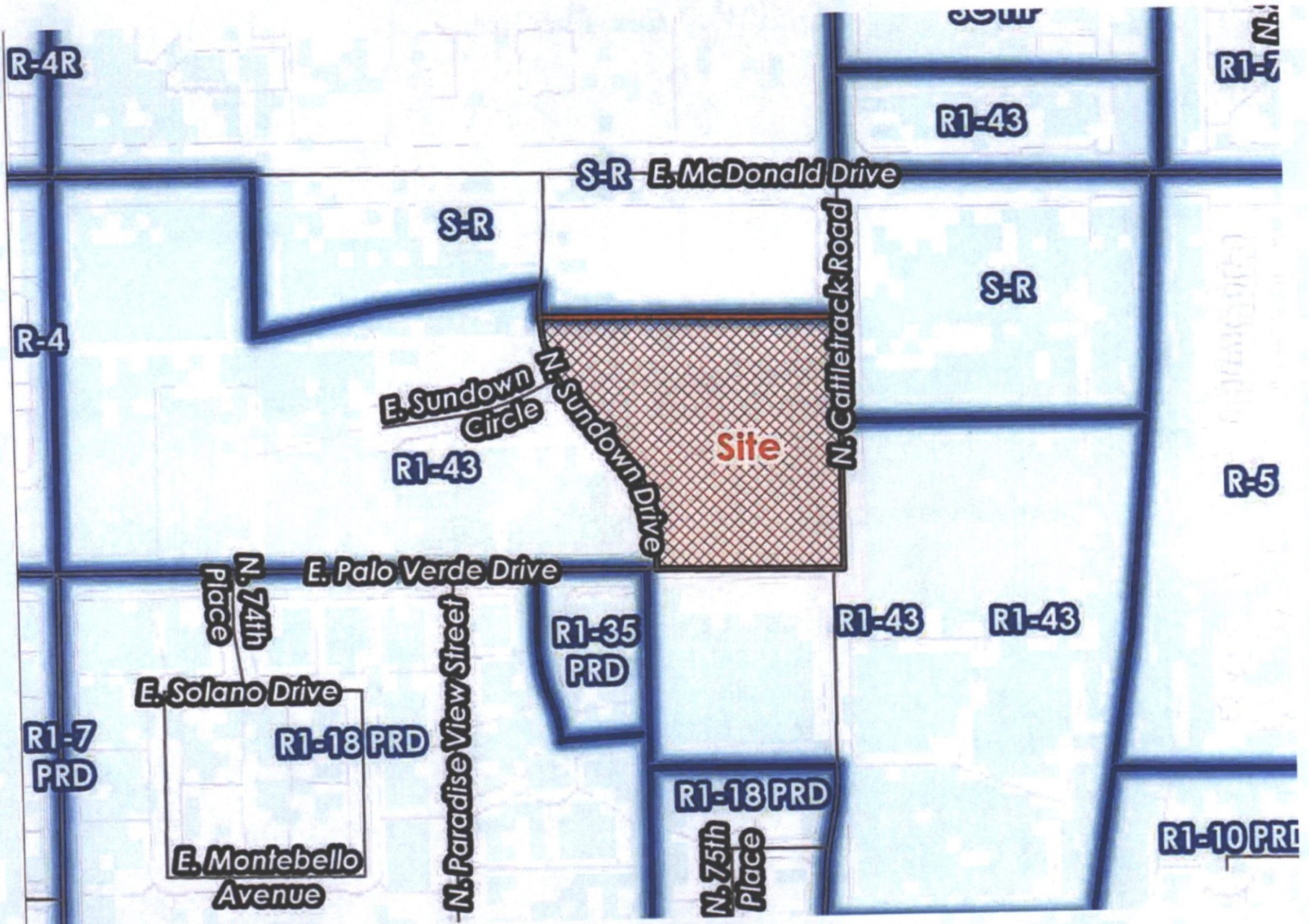
Community involvement

- Applicant Open House for proposed major General Plan amendment held on December 15, 2016
- City Hosted Open House held on September 14
 - One attendee specifically for this major General Plan amendment with general questions
- Remote hearing with one resident expressing concerns regarding increased density in the neighborhood
- Correspondence included with staff report

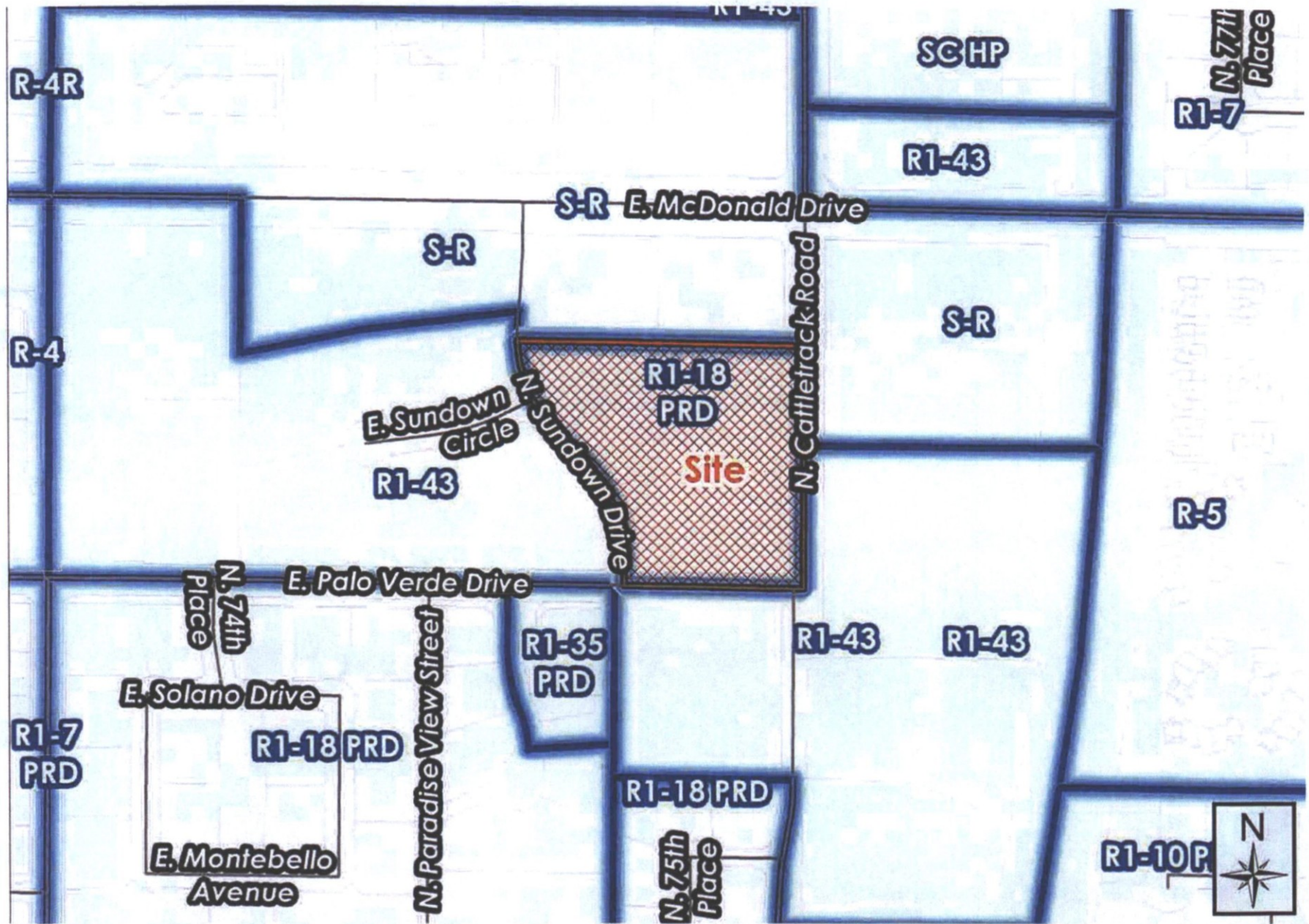
1-GP-2017



CONTEXT AERIAL



EXISTING ZONING

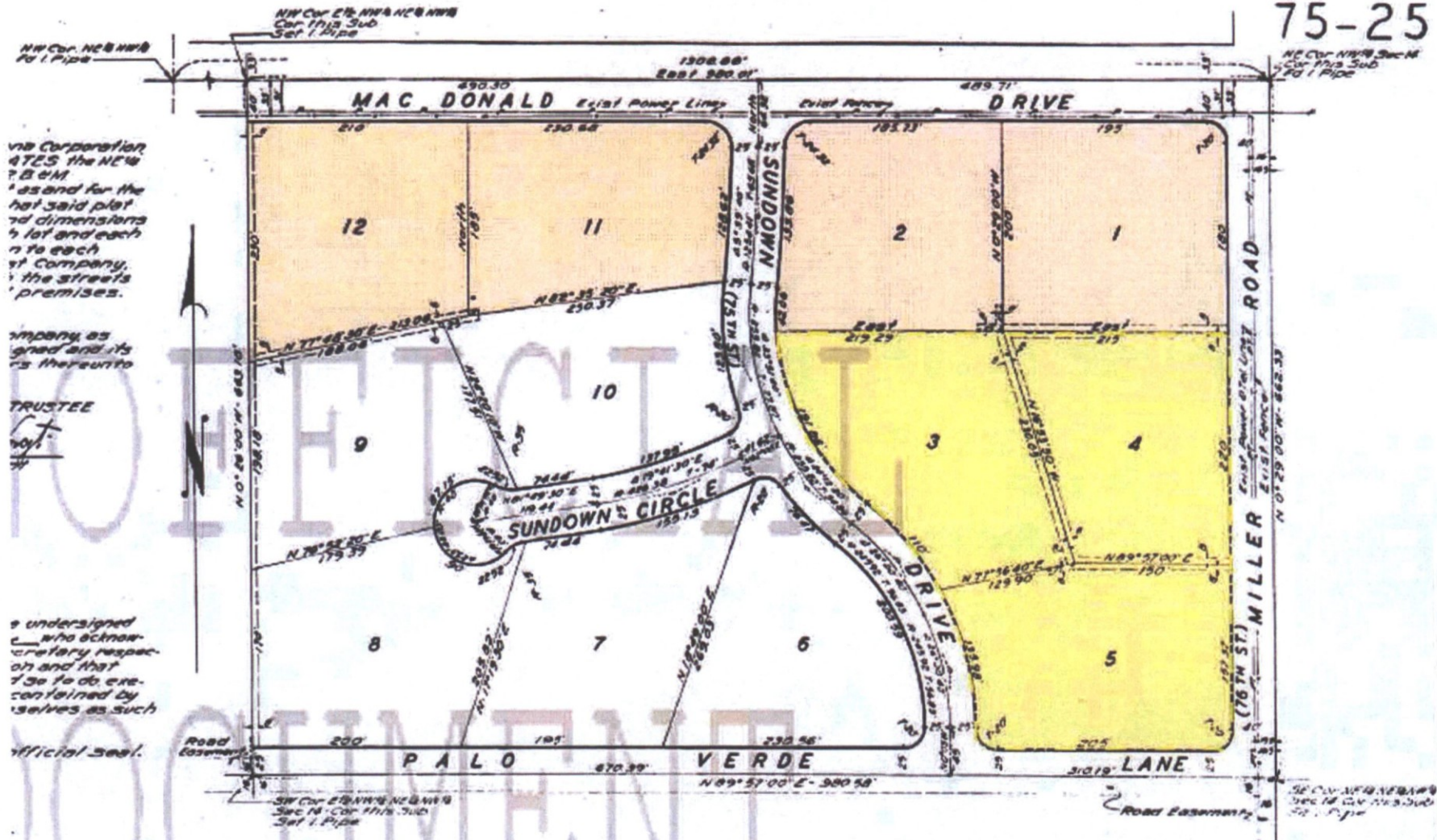


PROPOSED ZONING



AERIAL CLOSE-UP

75-25



via Corporation
ATES the NE 1/4
B & M
as and for the
lot said plat
dimensions
lot and each
to each
Company,
the streets
premises.

Company, as
granted and its
thereunto

TRUSTEE

I, undersigned
who acknowledge
responsibility
and that
I do to do, ex-
confermed by
myself as such

Official Seal.

19 and Zoning

SCHAFFNER ESTATES

A SUBDIVISION OF PART OF THE
NE 1/4 NW 1/4 SECTION 14, T-2-N-R-4-E G & S R. B & M.

SCHAFFNER ESTATES FINAL PLAT

THIS IS CERTIFICATE
County of Maricopa I do
I hereby certify that
instrument was filed and
I prepared of
Plotted This & There-
to



Case Fact Sheet

- **Existing Use:** Single-family Subdivision (3 Lots)
- **Proposed Use:** Single-family Subdivision (7 Lots)

- **Parcel Size:** 3.8 acres (gross lot area)
2.9 acres (net lot area)

- **Building Height Allowed:** 30 feet
- **Building Height Proposed:** 30 feet (single-story)

- **Open Space Required:** Not Applicable
- **Open Space Provided:** 23,350 square feet

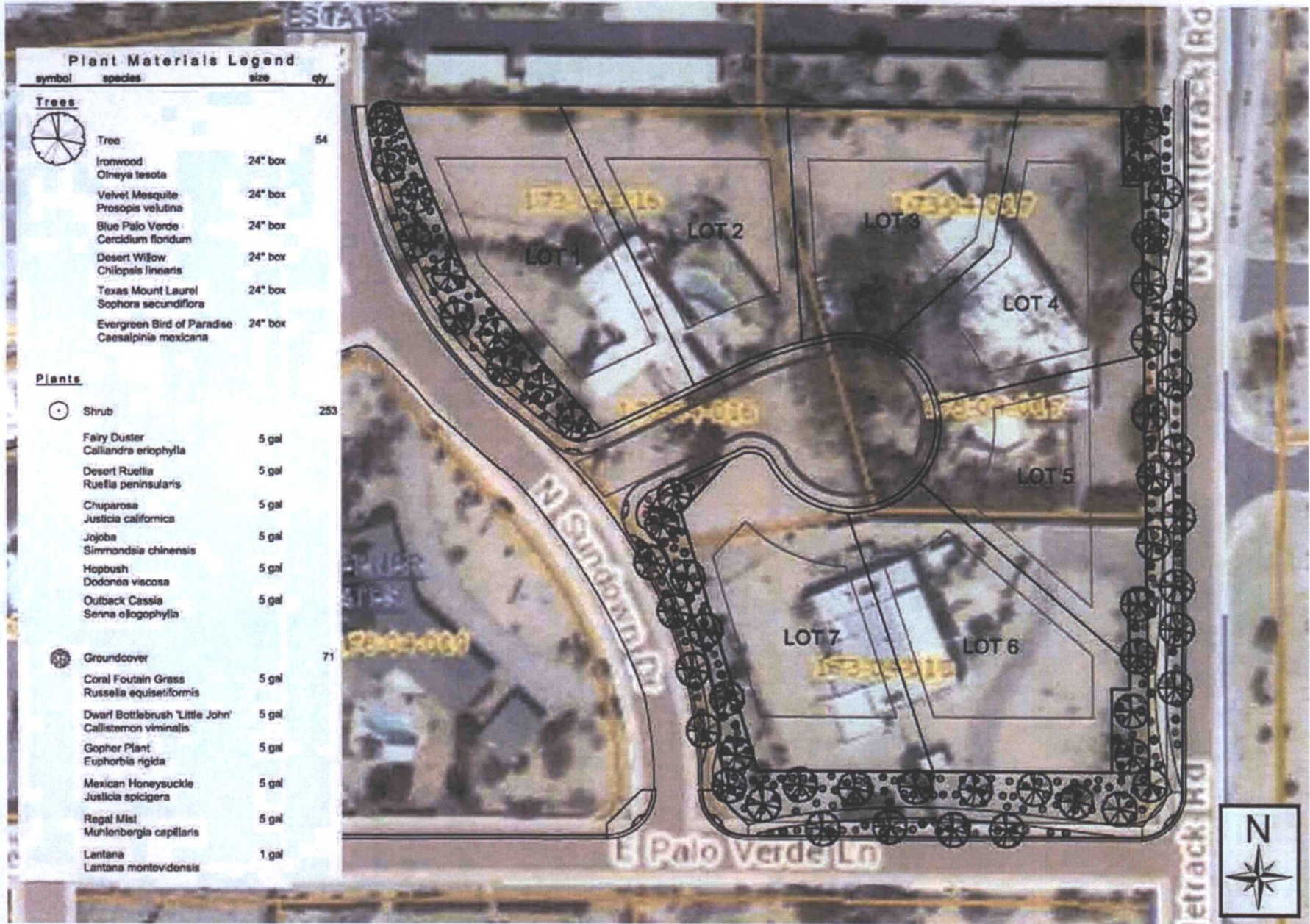
- **Density Allowed (R1-43):** 3 lots (0.85 du/ac)
- **Density Allowed (R1-18):** 7 lots (1.90 du/ac)
- **Density Proposed (R1-18/PRD):** 7 lots (1.90 du/ac)



OPEN SPACE PLAN



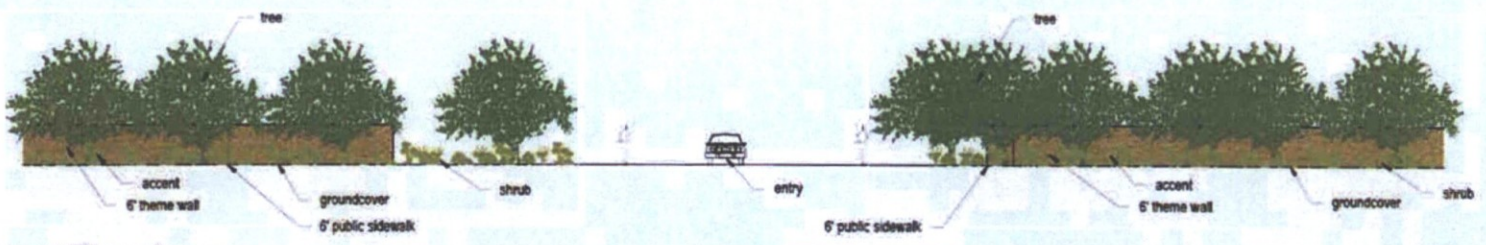
CIRCULATION PLAN



LANDSCAPE PLAN



1 Concept Site Plan

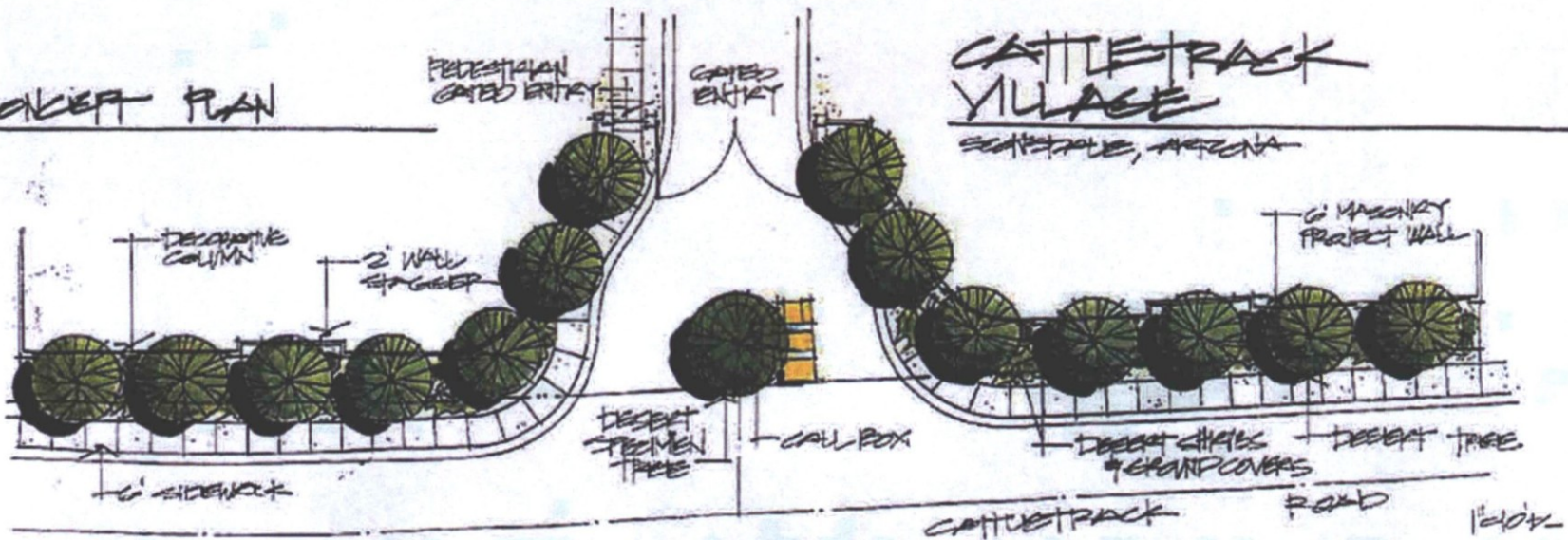


2 Concept Elevation



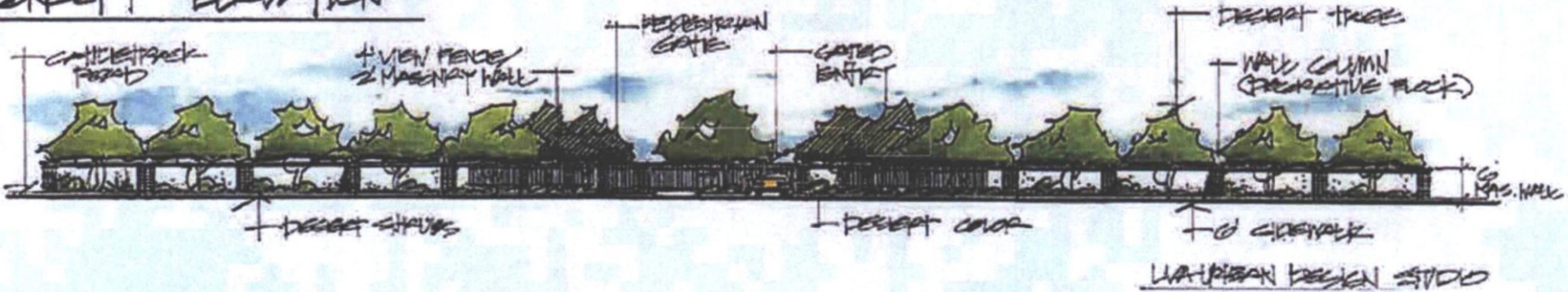
"SIENA ESTATES" STREET LANDSCAPE

CONCEPT PLAN

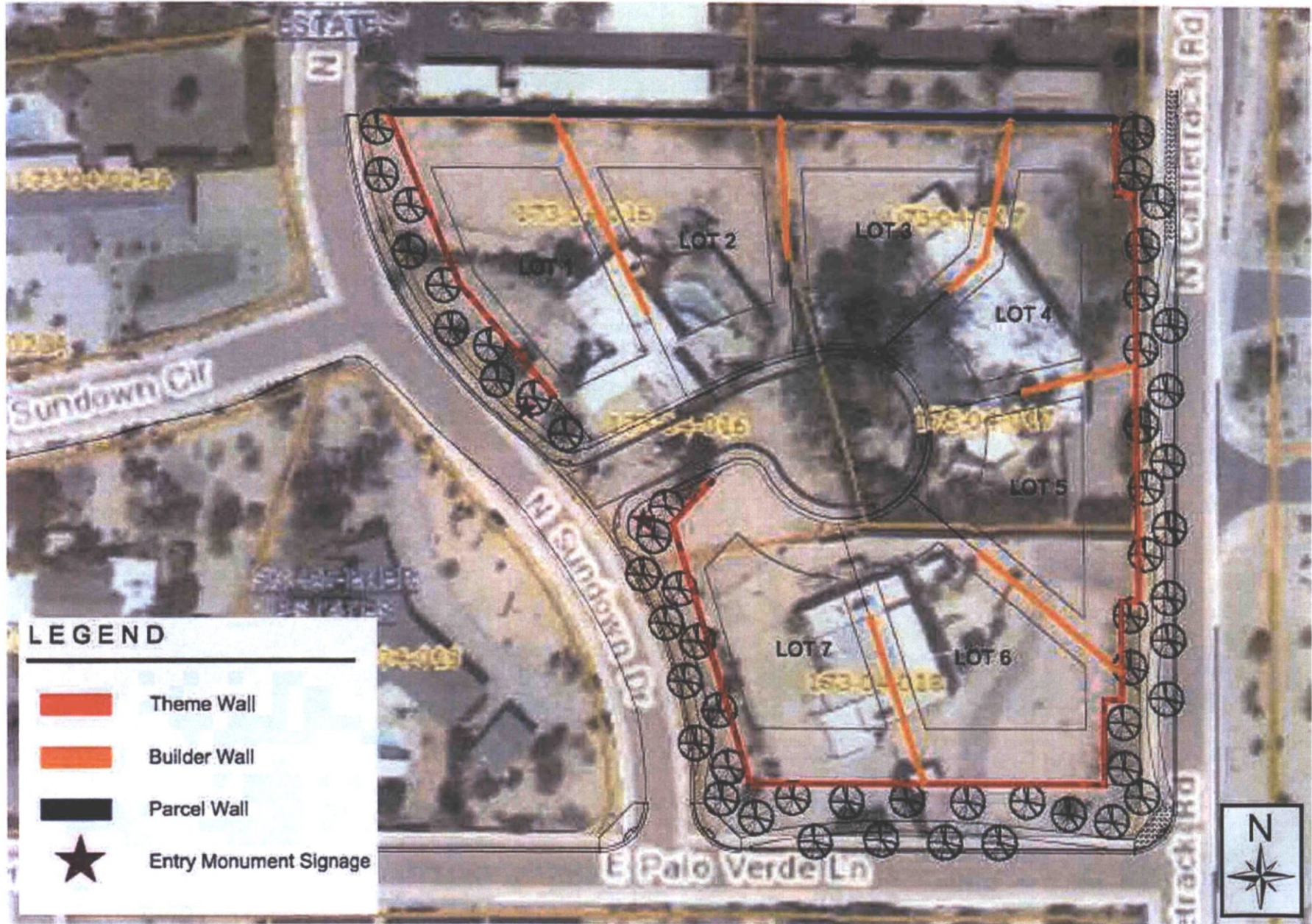


CATTLETRACK VILLAGE
SCOTTSDALE, ARIZONA

CONCEPT ELEVATION



“CATTLETRACK VILLAGE” STREET LANDSCAPE



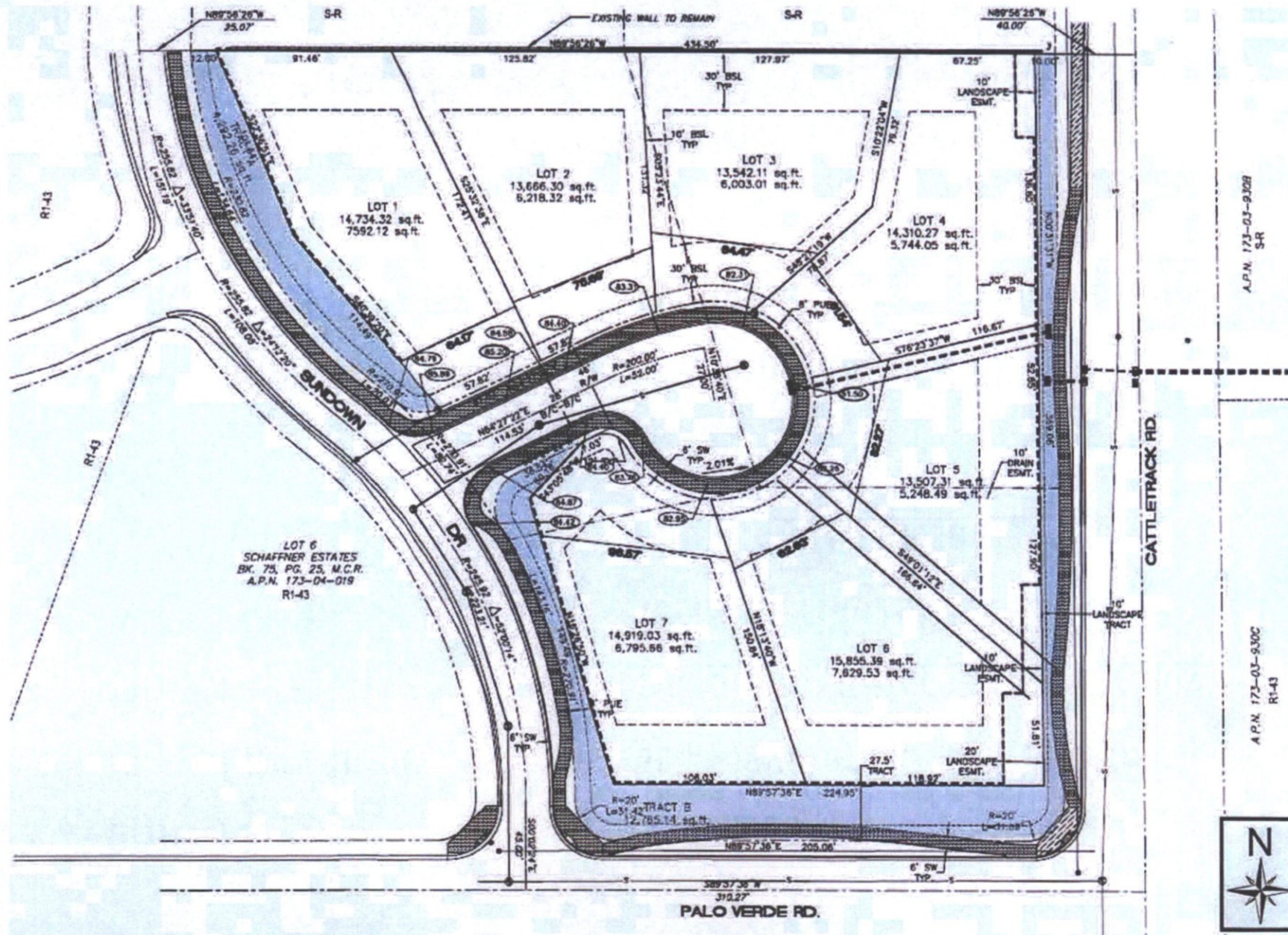
WALL PLAN

Zoning Key Considerations

- **Planned Residential Development District (PRD) Findings and Criteria**
- **Three existing single-family properties located on subject property to be replaced with a 7-lot subdivision**
- **Request for amended development standards**
- **Proposal providing an additional 23,350 square-feet of Tract Open Space**
- **Public comment concerns with four-sided architecture and increases in density**
- **N. Cattletrack Road improvements to compliment project further south on N. Cattletrack Road**

PLANNING COMMISSION

- **Planning Commission heard this case at the October 25, 2017 major General Plan amendment hearing, the Planning Commission recommended approval with a vote of 6-0**



A.P.N. 173-03-9308
SR

A.P.N. 173-03-930C
R1-43



SITE PLAN

Siena Estates

Contacts

City contacts:

Sara Javoronok, 480-312-7918
sjavoronok@scottsdaleaz.gov

Jesus Murillo, 480-312-7849
jmurillo@scottsdaleaz.gov

Applicant contact:

Stephen Adams, 480-244-2557
sadams@adamscraigacq.com

1-GP-2017/10-ZN-17

Item 3

2017 Major General Plan Amendment Overview

City Council
12/4/2017

Presentation Overview

- **Major General Plan Amendment Criteria and Process**
- **2017 Major Amendment Requests**
- **Major General Plan Amendment Timeline**

Major Amendment Criteria

An amendment to Scottsdale's General Plan is defined as a major amendment if it meets any one of the following criteria:

1. Change in Land Use Category
2. Area of Change
3. Character Area Criteria
4. Water/ Wastewater Infrastructure Criteria



1. Change in Land Use Category

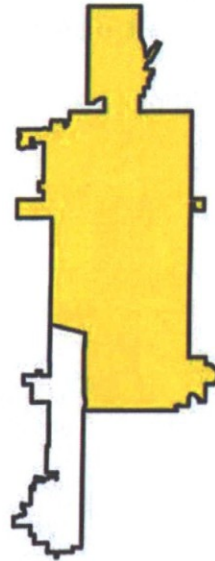
1. Change in Land Use Category

A change in the land use category on the land use plan that changes the land use character from one type to another as delineated in the following table

From	To:	Group A	Group B	Group C	Group D	Group E
Group A	Rural Neighborhoods		Yes	Yes	Yes	Yes
	Natural Open Space			Yes	Yes	Yes
Group B	Suburban Neighborhoods			Yes	Yes	Yes
	Developed Open Space					
	Cultural Institutional or Public Use					
Group C	Urban Neighborhoods	Yes				Yes
	Recreation/ Tourism					
Group D	Neighborhood Commercial	Yes	Yes			Yes
	Minor Office					
	Minor Employment					
Group E	Commercial Office	Yes	Yes			
	Employment					
	Mixed Use					
	Regional Use Overlay					

2. Area of Change

-  15 or More Acres
-  10 or More Acres

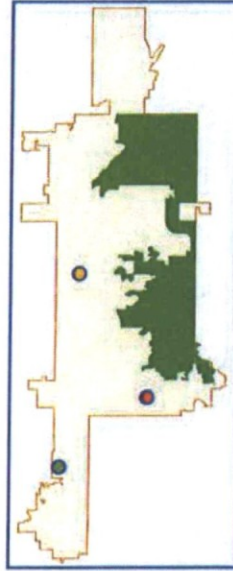


Major General Plan Amendment Process

- Heard at City Council same year as submitted
 - Submittal deadline: May 19, 2017
 - City Council hearing: December 4, 2017
- Requires additional, remote hearing of Planning Commission for public input.
- Requires 2/3 majority vote of City Council.

2017 Major General Plan Amendments – 3 Private Requests

- 1-GP-2017, Siena Estates
- 3-GP-2017, 7676 E Pinnacle Peak
- 4-GP-2017, Bell Group Self Storage



Amendment Timeline

- September 14th:** City Hosted Open House
Cocopah Middle School, 5-7 pm
- October 4th:** Remote Planning Commission Hearing
Cocopah Middle School, 5 pm
- October 25th:** Planning Commission Recommendation Hearing
Kiva, 5 pm
- December 4th – 5th:** City Council General Plan Amendment
Adoption Hearing, Kiva, 5 pm

Siena Estates

1-GP-2017 & 10-ZN-2017

City Council

12/4/2017

City Staff- Taylor Reynolds | Jesus Murillo

Siena Estates

- Request by owner for a major General Plan Amendment to change the land use designation from Rural Neighborhoods to Suburban Neighborhoods on a +/- 38-acre site located at 5814 N Cattletrack Road, 5811 and 5805 N Sundown Drive
- Companion zoning case
10-ZN-2017

1-GP-2017

Siena Estates



1-GP-2017

Context Aerial

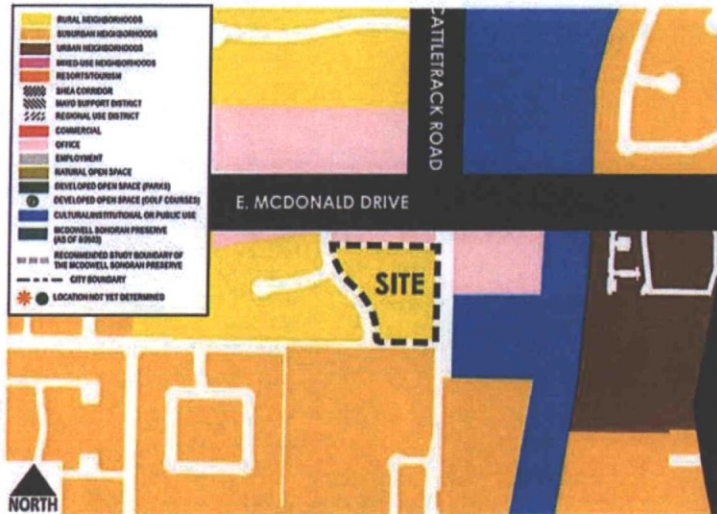
Siena Estates



1-GP-2017

Detail Aerial

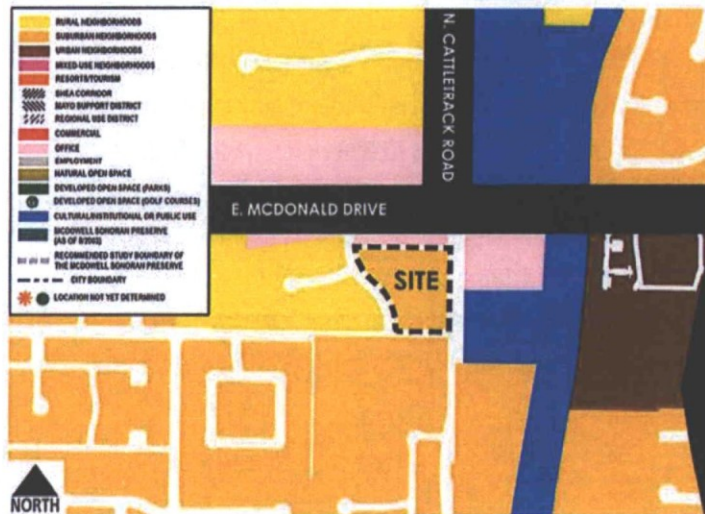
Siena Estates



1-GP-2017

Existing General Plan Land Use

Siena Estates



1-GP-2017

Proposed General Plan Land Use

Siena Estates

Criteria #1, Change in Land Use

J. Change in Land Use Category
 A change in the land use category on the land use plan that changes the land use character from one type to another as delineated in the following table.

To:	Group A	Group B	Group C	Group D	Group E
From: Land Use Plan Category:					
Group A Single Neighborhood General Open Space	Yes		Yes	Yes	Yes
Group B Dwelling Neighborhood Developed Open Space Cultural, Institutional or Public Use			Yes	Yes	Yes
Group C Urban Neighborhood Resort/Tourism	Yes				Yes
Group D Neighborhood Commercial Minor Office Mass Employment	Yes	Yes			Yes
Group E Commercial Office Employment Mixed Use Regional Use Overlay	Yes	Yes			

Siena Estates

Key Considerations

- General Plan amendment request for the change in land use
- Proposing development of seven single family residential lots
- Similar lot sizes and densities to other more recently developed subdivisions in the area
- Previous redevelopment from residential to office of four lots in the original subdivision
- Request is in keeping with the projected increase of this residential development type in this area of the community

1-GP-2017

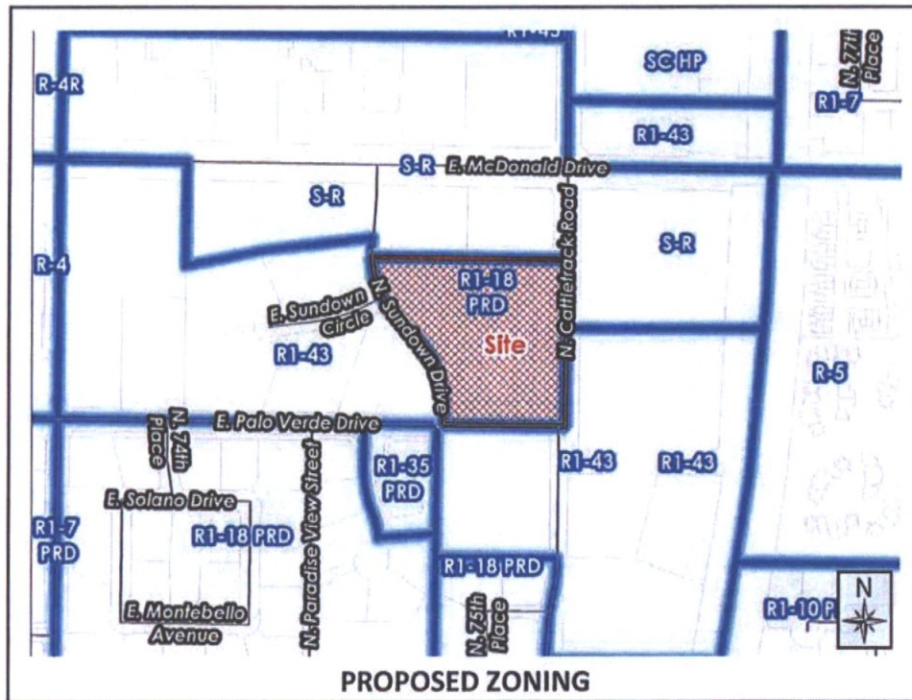
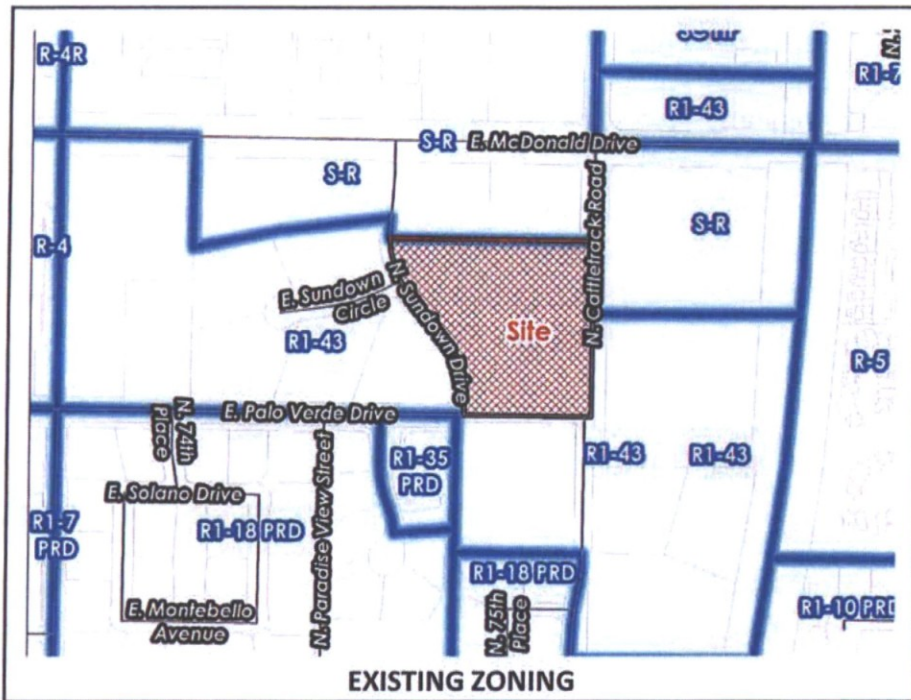
Siena Estates

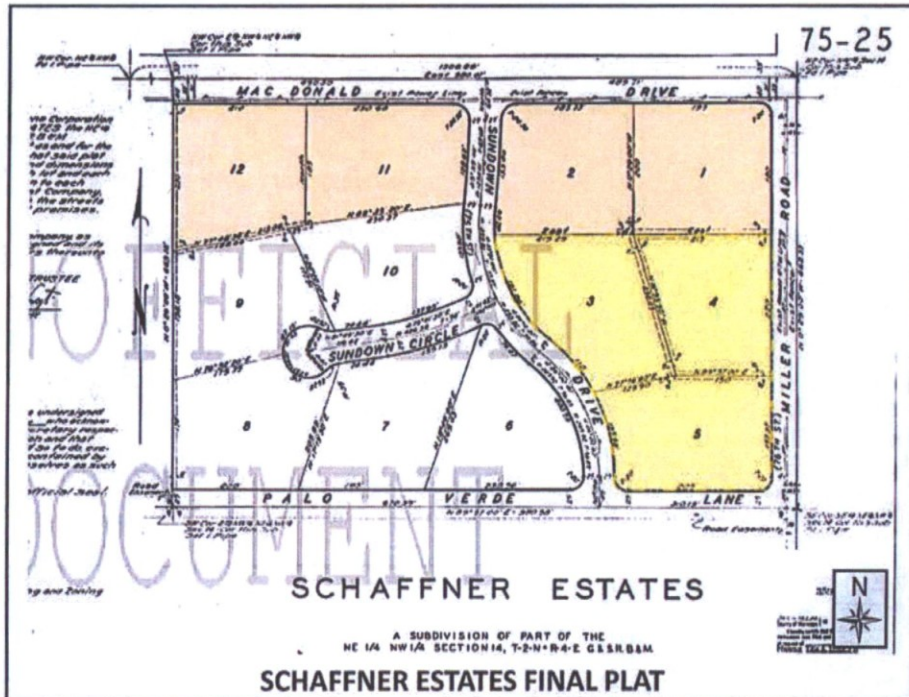
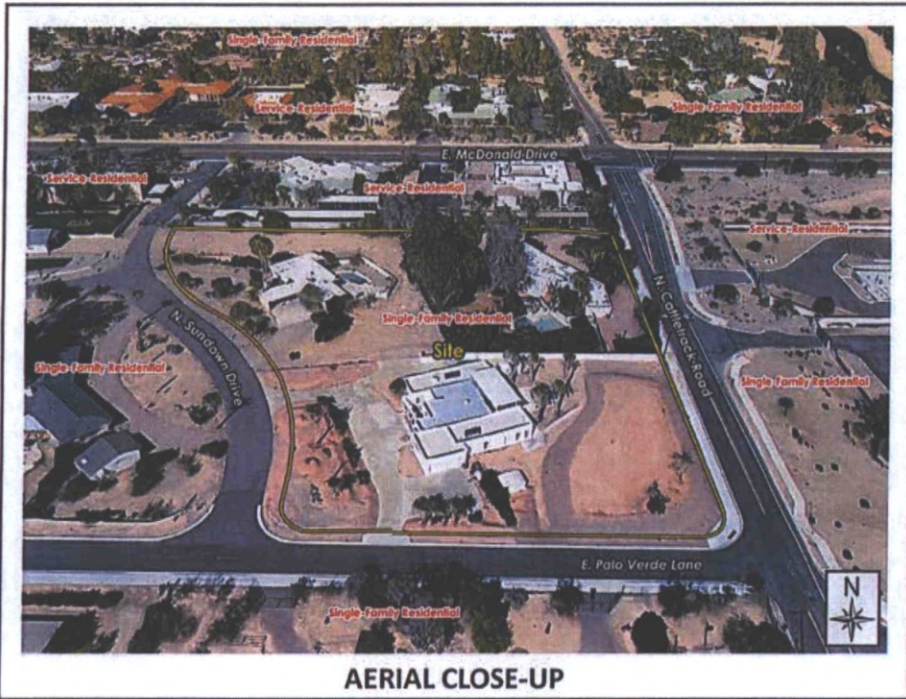
Community involvement

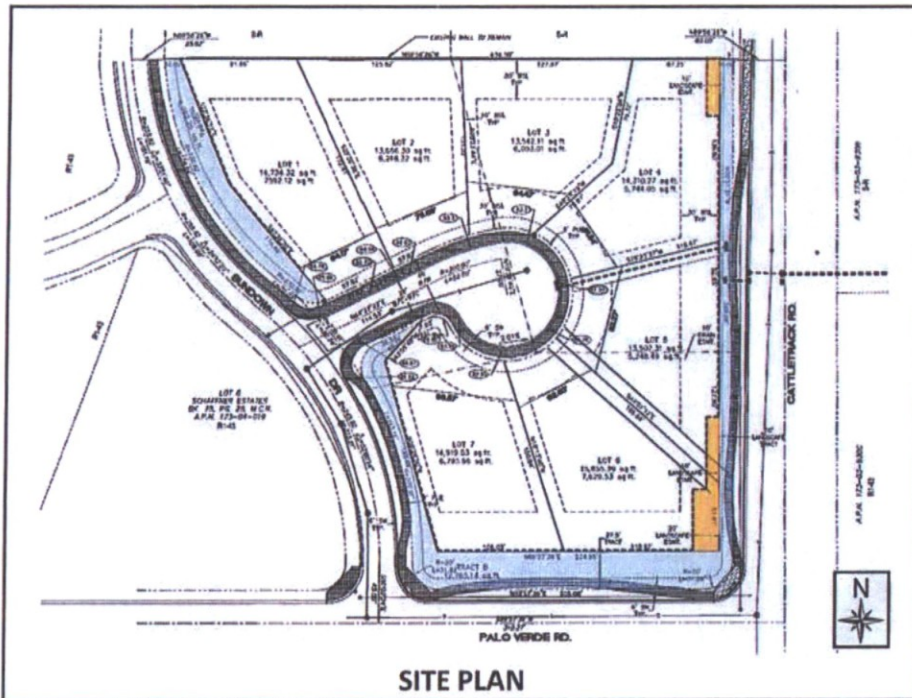
- Applicant Open House for proposed major General Plan amendment held on December 15, 2016
- City Hosted Open House held on September 14
 - One attendee specifically for this major General Plan amendment with general questions
- Remote hearing with one resident expressing concerns regarding increased density in the neighborhood
- Planning Commission Recommended approval
- Correspondence included with staff report

1-GP-2017





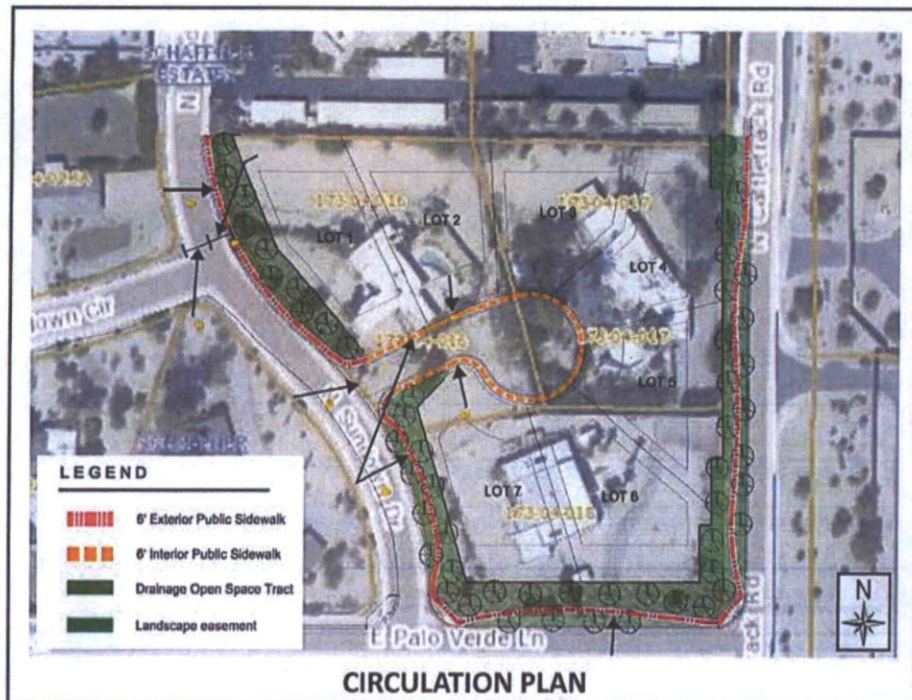


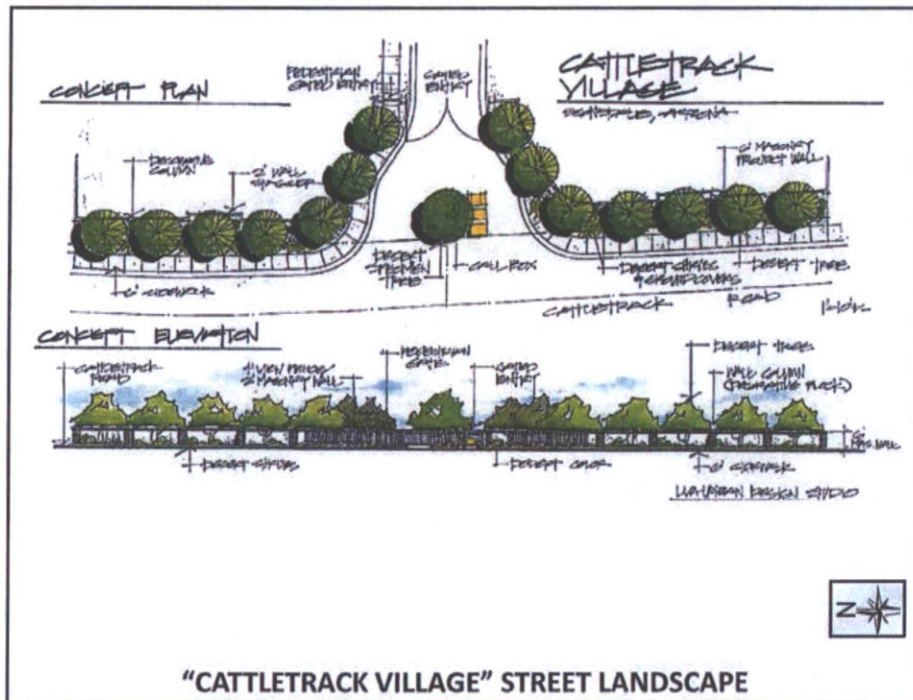
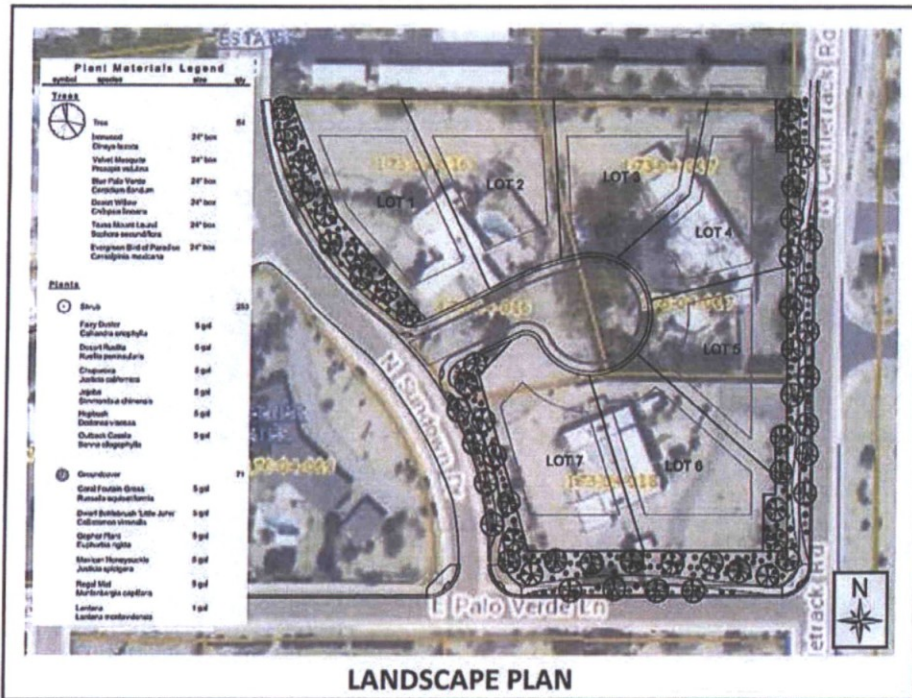


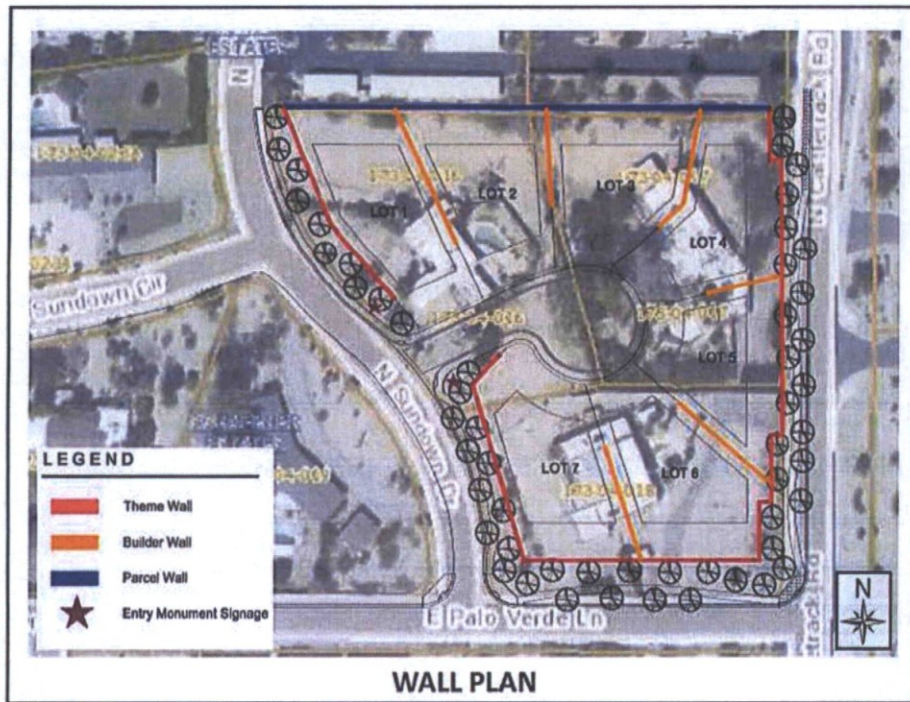
SITE PLAN

Case Fact Sheet

- | | |
|---------------------------------|--|
| • Existing Use: | Single-family Subdivision (3 Lots) |
| • Proposed Use: | Single-family Subdivision (7 Lots) |
| • Parcel Size: | 3.8 acres (gross lot area)
2.9 acres (net lot area) |
| • Building Height Allowed: | 30 feet |
| • Building Height Proposed: | 30 feet (single-story) |
| • Open Space Required: | Not Applicable |
| • Open Space Provided: | 23,350 square feet |
| • Density Allowed (R1-43): | 3 lots (0.85 du/ac) |
| • Density Allowed (R1-18): | 7 lots (1.90 du/ac) |
| • Density Proposed (R1-18/PRD): | 7 lots (1.90 du/ac) |

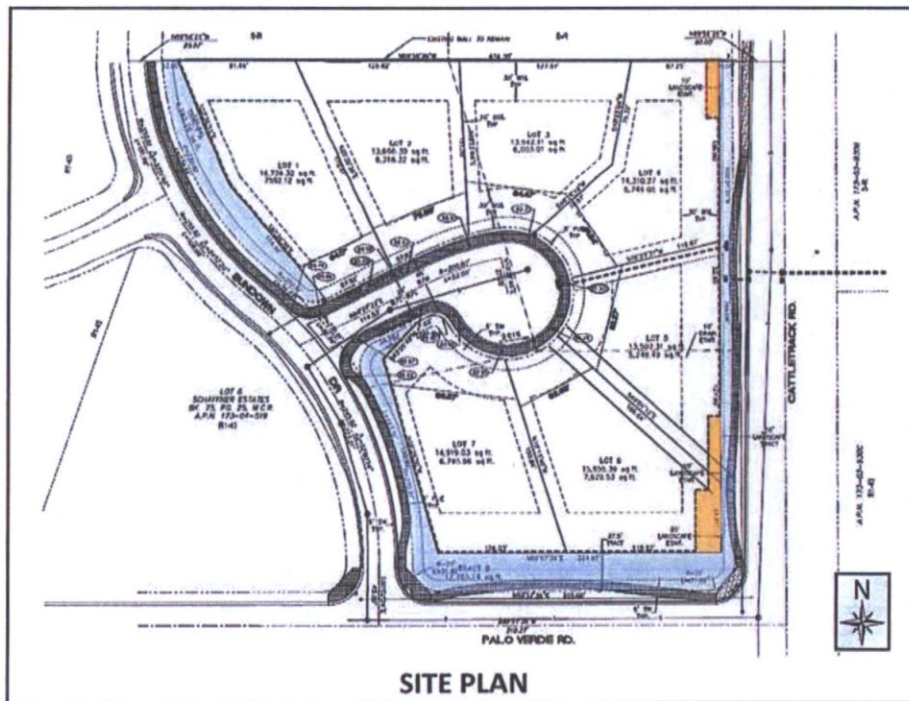






Zoning Key Considerations

- Planning Commission heard this case at the October 25, 2017 major General Plan amendment hearing, the Planning Commission recommended approval with a vote of 6-0
- Planned Residential Development District (PRD) Findings and Criteria
- Request for amended development standards
- Three existing single-family properties located on subject property to be replaced with a 7-lot subdivision
- Proposal providing an additional 23,350 square-feet of Tract Open Space
- Public comment concerns with four-sided architecture and increases in density
- N. Cattletrack Road improvements to compliment project further south on N. Cattletrack Road





Siena Estates

Contacts

City contacts:

Sara Javoronok, 480-312-7918

sjavoronok@scottsdaleaz.gov

Jesus Murillo, 480-312-7849

jmurillo@scottsdaleaz.gov

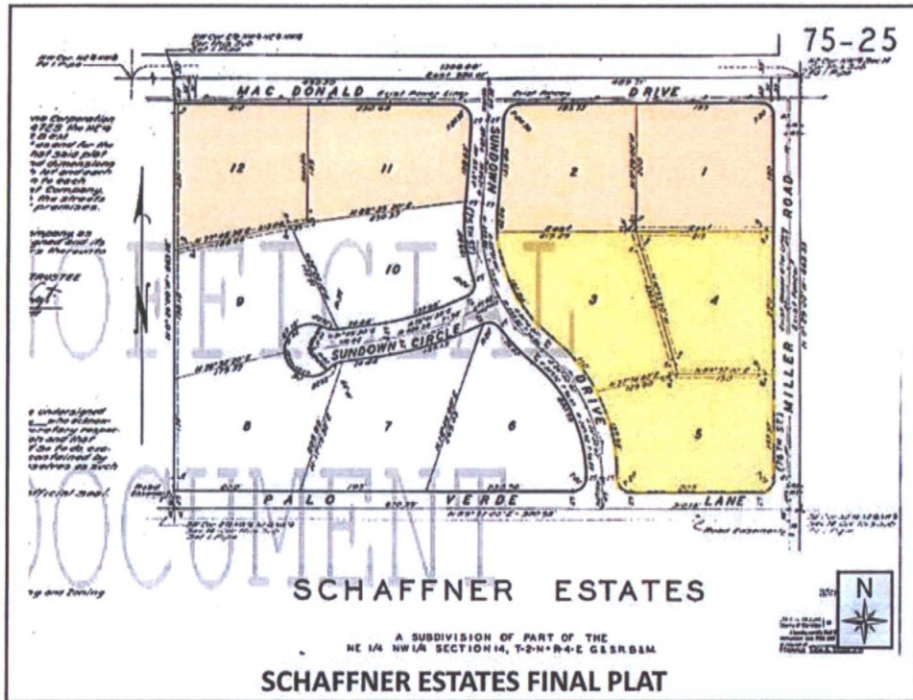
Applicant contact:

Stephen Adams, 480-244-2557

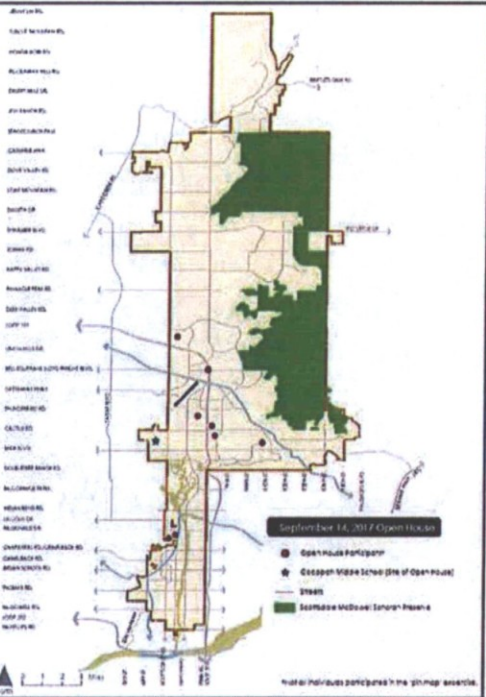
sadams@adamsraigacq.com

1-GP-2017/10-ZN-2017

Supplemental Slides



Open House Participants



Surrounding Parcel Sizes



Siena Estates



1-GP-2017

Detail Aerial — Office/S-R

Contacts

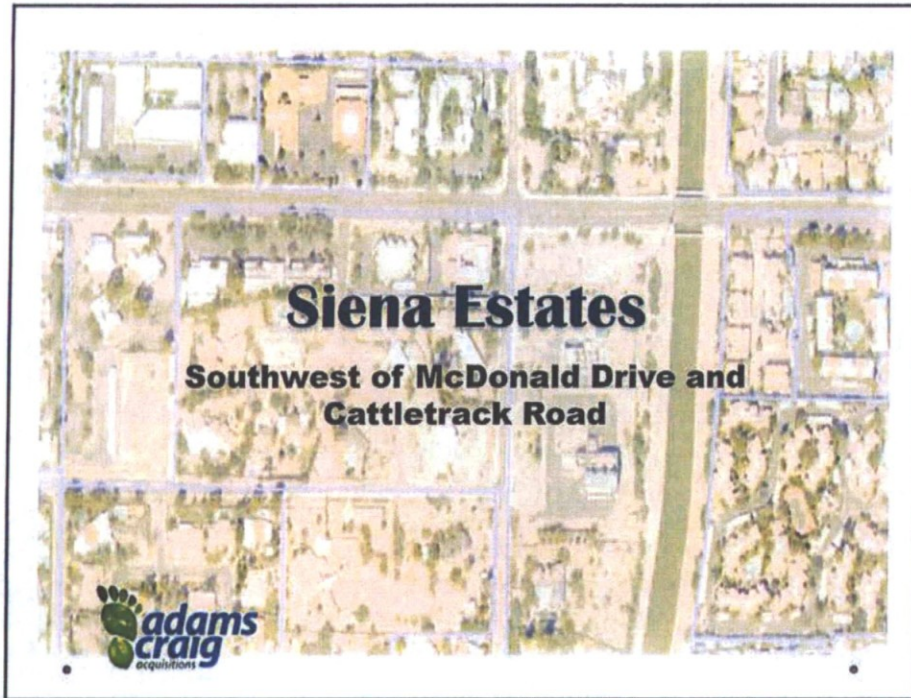
City contacts:

Sara Javoronok, 480-312-7918
sjavoronok@scottsdaleaz.gov

Taylor Reynolds, 480-312-7924
treynolds@scottsdaleaz.gov

Applicant contacts:

- 1-GP-2017 Stephen Adams, 480-244-2557
- 3-GP-2017 Nick Wood, 602-382-6269
- 4-GP-2017 Jordan Rose, 480-505-3939



Siena Estates

- Stephen Adam, owner of Adams Craig, is a resident of the neighborhood and has been for the past 10 years. Lived in Prado Village, on Jackrabbit and now building a new home in Schaffner Estates.
- Maintaining the beauty and character of the neighborhood is a priority for Adams Craig and a key component of the Siena Estates plan.
 - Stephen Adams or a company representative personally reached out to or met with neighbors who had interest or comments in the planning of Siena Estates.
 - Adams Craig desires to build a community that increases neighborhood pride and home values.
 - The lots in Siena Estates were laid out in many iterations with the final plan mirroring the cul-de-sac of Schaffner Estates to create continuity.
 - Architectural restrictions within Siena Estates will emphasize pleasing curb appeal on all four sides of the home's exteriors to ensure that Siena Estates feels like an extension to Schaffner Estates and the surrounding communities.
 - To maintain the open feel of the area, planned desert landscape tracts with some meandering sidewalks border the community along the surrounding streets.
 - All homes within Siena Estates will be restricted to single level residences.
 - Design and construction principles will be guided by Adams Craig's expertise in green and sustainable building.



Siena Estates

- Stephen Adam, owner of Adams Craig, is a resident of the neighborhood and has been for the past 10 years. Lived in Prado Village, on Jackrabbit and now building a new home in Schaffner Estates
- Design principles, values and priorities are selected to maintain the beauty and character of the neighborhood
 - Personal communication with interested neighbors
 - This development will infuse pride and value into the area
 - Last layout iteration mirrors the existing community cul-de-sac
 - Four sided architecture to blend project homes into the area
 - Open landscape and meandering sidewalks used on perimeter
 - Single level voluntary restriction
 - Green and sustainable design and construction enforced



Siena Estates

- Development by Adams Craig Acquisitions
- 7 lots created from 3 lots (3.8 acres) within Schaffner Estates at SWC of McDonald Drive and Cattletrack Road (Density from 0.8 du/ac to 1.8 du/ac)
- Southern Scottsdale Character Area
- General Plan Amendment (1-GP-2017) to take property from Rural to Suburban uses (Group A to Group B)
- Zoning Case (10-ZN-17) to take property from R1-43 to R1-18 PRD.



Siena Estates Vicinity



General Plan Map



• Current

Land Use Legend

	Peri-neighborhoods		Commercial
	Suburban neighborhoods		Office
	Urban neighborhoods		Employment
	Mid and low density neighborhoods		Recreational Open Space
	Resource/conservation		Developed Open Space (Parks)
	Water Corridor		Developed Open Space (Golf Courses)
	Major Support Divisions		Cultural Institution or Public Use
	Regional/State District		Location not yet determined
	McDonnell-Sorenson Preserve		
	Recommended Study Boundary of the McDonnell-Sorenson Preserve		
	City Boundary		

Proposed

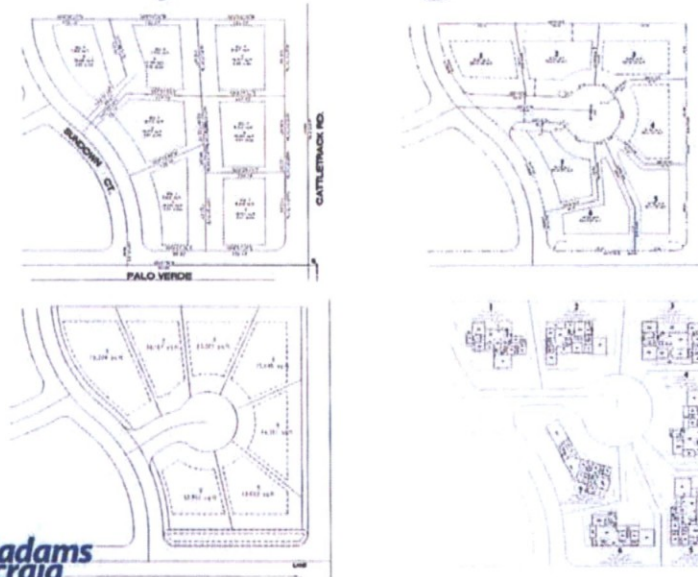


Surrounding Zoning

- R1-18
- R1-43
- Project Area
- S-R



Layout Progression



DEVELOPMENT STANDARDS

STANDARD	R1-43	R1-18	AMENDED R1-18
Lot Size (sf)	43,000	18,000	13,500 ¹
Lot Width (ft)	150	120	60 ²
Front Setback (ft)	40	35	30 ³
Rear Setback (ft)	35	30	30
Side Setback (ft)	20	10	10
Height (ft)	30	30	30

- 1- Equal to administrative reduction (25%).
- 2- To accommodate layout that works for the odd shaped lot.
- 3- To allow for larger rear yards on the homes, within (25%) reduction.



Proposed Land Plan

PROJECT DATA

EXISTING ZONING: R1-43
 PROPOSED ZONING: R1-18 PD
 EXISTING CP: RUPA
 PROPOSED CP: SUBDIVISION
 GROSS AREA: 3.80 AC
 SETBACK: 1.84 DM/AC
 PARCEL AREA: 2.99 AC
 PROP. ROW AREA: 0.210 AC
 NET AREA: 2.78 AC
 TRACT AREA: 0.79 AC
 OPEN SPACE: 12,006 SF
 NET OPEN SPACE: 14,532 SF

NOTE:
 -SPREAD AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (SEEING BOULEVARD)
 -PARCEL AREA IS THE TOTAL OF LOTS 1-5

LEGEND

- Site/cape Landscaping
22,472 SQ FT / 15.82 % of Gross
- Building Envelopes
- Privately Owned / Maintained Landscape
(Does not contribute to provided open space)
- Landscape Easement
Area: 802 SQ FT

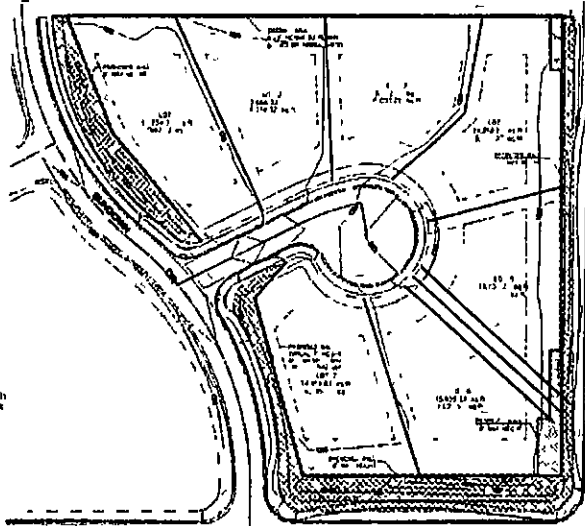


Proposed Land Plan

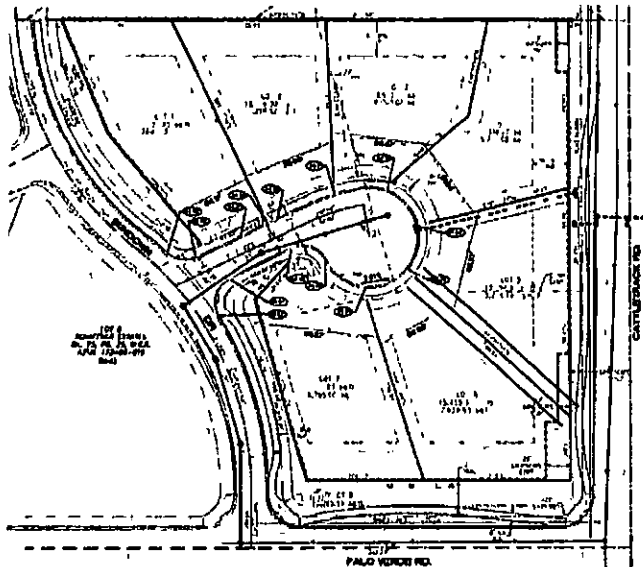
PROJECT DATA

LOT 10' ZONING	R1 15
PROPOSED ZONING	R1 15 (R1)
ENGINEER	P. CRAIG
PROPOSED LOT	30.00 SQ. FT.
GROSS AREA	3.0 AC.
DEVELOP	1.84 AC.
PARTICLE AREA	2.89 AC.
PROP. FOR AREA	0.17 AC.
NET AREA	2.72 AC.
TOTAL AREA	8.3 AC.
OPEN SPACE	17.0% (1)
NET OPEN SPACE	11%

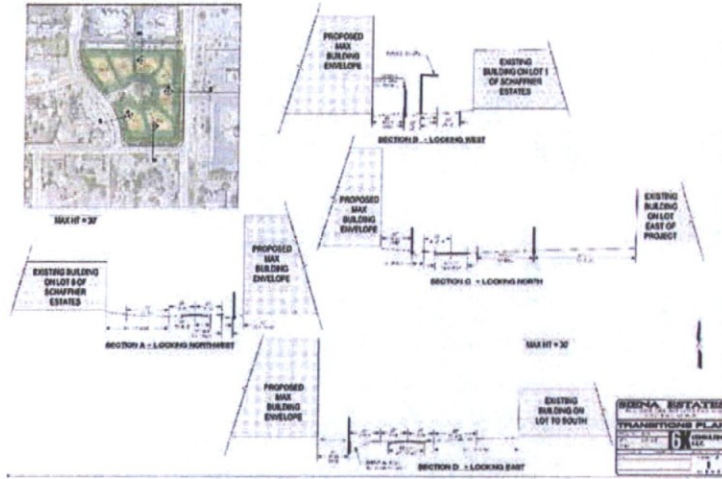
NOTE:
 GFA - GROSS AREA IS CALCULATED AS THE AREA TO THE
 C.E. OF THE ADJACENT EASEMENT (22.5' WIDE)
 PARKING AREA IS THE TOTAL OF LOTS 1-3



Proposed Grading Plan



Transitions Plan



Adams Craig Projects



Adams Craig Projects



Thank You!
Please approve both the
GP and Zoning cases for
Siena Estates

