

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



Development Application

Development Application Type:

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

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

Project Name: STORYROCK - Phase 1C

Property's Address: South and East of the Southeast corner of 128th & Ranchgate

Property's Current Zoning District Designation:

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

Owner: George & Margery Cavalliere Revocable Trust

Agent/Applicant: Kieth Nichter

Company:

Company: LVA Urban Design Studio, LLC

Address: 3805 W Brown, Scottsdale, AZ 85251

Address: 120 S Ash Ave, Tempe, AZ 85281

Phone: 480-297-1160

Fax:

Phone: (480) 994-0994

Fax:

E-mail:

E-mail: knichter@LVAdesign.com

Designer:

Engineer: Jason Burm

Company:

Company: Kimley-Horn

Address:

Address: 1855 W Baseline Rd, STE 200, Mesa, AZ

Phone:

Fax:

Phone: (480) 207-2667

Fax:

E-mail:

E-mail: jason.burm@kimley-horn.com

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.



Enhanced Application Review:

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



Standard Application Review:

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

Owner Signature

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000

City of Scottsdale's Website: www.scottsdaleaz.gov

5-PP-2016#3

11/17/16



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

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

Owner: George & Margery Cavalliere Revocable Trust / ETAL

Company: George & Margery Cavalliere Revocable Trust / ETAL

Address: 3805 W Brown Scottsdale Az 85281

Phone: 480-297-1160 Fax: _____

E-mail: LS1966@aol.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 – 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): George Cavallier Title: _____

May C... Signature Date: 5/23/2014

Official Use Only: Submittal Date: _____

Request: Approved or Denied

Staff Name (Print): _____

Staff Signature: _____ Date: _____

No: 2000/1/102/10
 By: [Signature]
 Name: [Signature]
 Date:

Council of Ministers
 Council of Ministers (VPM No) 313-01-0001 in the City of Bangalore, Karnataka
 Public Development Board Bangalore for the proposed project and the construction
 General Public Administration, Development Administration, Karnataka Administration, Public Health
 Department, Public Health, and Karnataka to represent the Council & Ministerial Council.
 This letter authorizes the following signatories: [Signature] [Signature] &

Dear Sir or Madam:

For: [Signature]

Bangalore, Karnataka
 Public Health Department
 Department of Development Administration,
 City of Bangalore

For: [Signature]

10/13/2014

AFFIDAVIT OF AUTHORITY TO ACT FOR PROPERTY OWNER

1. This affidavit concerns the following parcel of land:

- a. Street Address: SEC of 128th & Ranch Gate
- b. County Tax Assessor's Parcel Number 217-01-009H
- c. General Location SEC of 128th & Ranch Gate
- d. Parcel Size: 120 +/- acres
- e. Legal Description: See title report

(If the land is a platted lot, then write the lot number, subdivision, name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.

3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.

4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the general manager of the Scottsdale Planning and Development Services Department a written statement revoking my authority.

5. I will immediately deliver to the general manager of the City of Scottsdale Planning and Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.

6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.

7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land and may expose me or the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)	<u>George Cavalliere</u>	Date	<u>5-23</u> , 20
_____		_____	20
_____		_____	20
_____		_____	20

Signature George Cavalliere

STORY ROCK

Phase 1C

PROJECT NARRATIVE

286-PA-2015

5-PP-2016 #3

1ST SUBMITTAL: 11/17/2016

2ND SUBMITTAL: 02/22/2017

3RD SUBMITTAL: 09/13/2017

PREPARED BY:

LVA URBAN DESIGN STUDIO

120 S. ASH AVE.

TEMPE, AZ 85251

(480)994-0994

5-PP-2016#3

09/13/17

Introduction

STORYROCK PHASE 1C is part of the proposed 443 lot STORYROCK master planned community located in north Scottsdale, roughly 0.6 miles north of the McDowell Mountains, approximately between Ranch Gate Rd. and the Pinnacle Peak Rd. alignment (from north to south) and 128th St. and the 134th St. alignment (from west to east). The site currently sits vacant much like the surrounding land.

STORYROCK PHASE 1C will be an upscale neighborhood consisting of 96 lots, which takes advantage of north Scottsdale's continued growth allowing future residents prime access to the outdoor recreation opportunities and amenities of the surrounding region. This narrative explores the proposed 79.25 acre STORYROCK PHASE 1C community in context with the 2001 Scottsdale General Plan, Dynamite Foothills Character Area Plan, Environmentally Sensitive Land Ordinance, and Scottsdale's Design Principles.

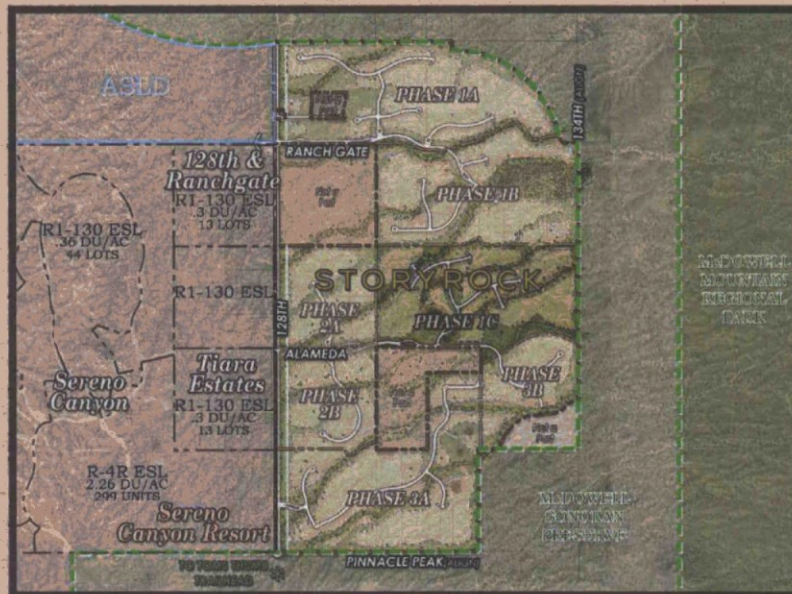


Figure 1 - Vicinity Map

Location

The 79.25 acre PHASE 1C site is located in the northern portion of the STORYROCK development adjacent to the McDowell Sonoran Preserve at the northeast corner of 128th Street & Ranch Gate Road in north Scottsdale. A portion of one parcel (217-01-009H) makes up the proposed community. These parcels are currently vacant and in their natural rural desert condition. The surrounding adjacent uses are as follows:

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- North - Proposed STORYROCK - Phase 1B Community
- East - McDowell Sonoran Preserve
- South - Vacant Private Land & Proposed STORYROCK - Phase 3B Community
- West - Proposed STORYROCK - Phase 2A Community

Existing Conditions

Washes/drainage

Natural desert washes transect the Site providing both drainage and wildlife corridors. Two prominent washes have been preserved, enhanced and emphasized in the current Site Plan and will continue to route runoff and storm water while offering pedestrian corridor connections to adjacent proposed preserve trails.

Boulders

The STORYROCK PHASE 1C site includes a variety of natural boulder groupings scattered throughout the property. Development envelopes have been strategically placed to preserve these features while allowing future residents the ability to enjoy them. While not all of these features meet the "Boulder Feature" or "Boulder Cluster" criteria, as defined in the Zoning Ordinance, the majority of these boulders will be preserved. In the few cases where small boulders are located within a development envelope, they will be encouraged to be preserved and/or used in the common community landscaping.

Requests

This Preliminary Plat approval request is the next step in the development process following the approved rezoning request (13-ZN-2014) to the current Planned Community District, Environmentally Sensitive Lands, with multiple Single-Family Residential district comparable zonings (P-C R1-18, R1-35, R1-43, R1-70 ESL). In addition to the preliminary plat, a recent Master Plan submittal (1-MP-2016) has submitted and is currently under review. This preliminary plat application also includes a request for amended development standards, subject to Staff and Development Review Board approval, in accordance with Section 6.1083 of the ESL Zoning Ordinance. The proposed development plan justifies the amended development standards by protecting and preserving natural environmental features and providing approximately half of overall STORYROCK Master Plan Area as open space.

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The amended standards will allow for setback reductions to accommodate proper placement around sensitive areas. These areas include existing wash corridors, prominent boulder formations, and native vegetation. In compliance with the amended development standards, lot areas will be reduced in order to maximize open space throughout the community.

Development Plan

Theme

Although the STORYROCK PHASE 1C neighborhood contains a variety of comparable zoning districts (R1-18 & R1-43), the community is being planned as a single, cohesive development with a consistent theme and character to be consistent with the STORYROCK Master Environmental Design Concept Plan (MEDCP). The proposed STORYROCK PHASE 1C Community embraces its native desert setting while providing a variety of high end home sites. The premier views remain the focus of this community with natural Sonoran landscaping and a relaxing desert atmosphere. Architecture will be designed to blend into the natural desert surroundings. The community entry into the STORYROCK community set the precedence in establishing the character of the project. Each entry will be designed with a modern desert character that reflects the quality of natural desert colors and textures to blend seamlessly into environment while providing unique thresholds into the community. This theme will be woven throughout a variety of entry experiences both internal and external to the project. Each location will contribute to a hierarchy of entry conditions in order to reflect the scale and importance of each situation as it relates to both primary and secondary community entries.

Site

STORYROCK PHASE 1C includes 96 lots. The current proposed Site Plan includes non-uniform development envelopes which take advantage of natural terrain and viewsheds from every home. Natural and enhanced washes provide critical drainage while enhancing the native desert setting. The location of boulders and major washes strongly influenced the design of the site plan, positioning development to generally avoid disturbance of these natural features. Together, the viewsheds, boulders, stands of native vegetation and wash corridors comprise the highest priority open space on the Site.

Circulation

The main point of access is provided off 128th Street along Alameda Rd. and through a vehicular gate. The proposed private local internal street meanders through the natural

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topography allowing residents the ability to take in views of the natural desert setting and to minimize cuts and fills. The internal street alignments have been located to minimize the number of wash crossings and will be rural in nature in order to minimize the area of total street improvements throughout the neighborhood and to help preserve additional undisturbed open space.

Open Space

The plan maintains 34.19 acres (47%) of Natural Area Open Space, contributing to approximately half of the overall STORYROCK Master Plan Area being open space. The open space areas include an average 50' Desert Scenic Roadway setback along Alameda, perimeter open space setbacks around the Site, boulder features, stands of native desert vegetation, as well as the major washes running through the Site. The wash corridors work to guide open space through the development while also providing pedestrian corridors to the surrounding recreational trails.

STORYROCK TOTAL NAOS					
	GROSS AC.	NAOS REQ. PER MEDCP	NAOS PROV.	% NAOS	% NAOS IN TRACTS
PHASE 1A	94.28 AC.	47.99 AC.	47.99 AC.	51%	41%
PHASE 1B	81.88 AC.	40.12 AC.	40.14 AC.	49%	76%
PHASE 1C	79.25 AC.	34.19 AC.	37.09 AC.	47%	91%
PHASE 2 A&B	80.19 AC.	35.38 AC.	35.38 AC.	44%	59%
PHASE 3A	96.11 AC.	52.17 AC.	52.28 AC.	54%	28%
PHASE 3B	30.02 AC.	19.75 AC.	19.75 AC.	66%	15%
TOTAL	461.73 AC.	229.6 AC.	232.63 AC.	50%	53%

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Grading and Drainage

This proposed STORYROCK development phase will be consistent with the approved Master Drainage Report for the project which establishes drainage parameters and criteria for site planning and preliminary design. The project layout and configurations are designed to minimize impacts to significant washes and natural features throughout the site.

Building sites are not to exceed 3:1 slopes and are likely to utilize retaining walls to accommodate grade changes without excessively disturbing unnecessary area. Due to the undulating terrain found at STORYROCK, single retaining walls will be a maximum of eight (8) feet in height and six (6) feet for side yard transitions. When double retaining walls are necessary they should be separated by four (4) feet with no retaining walls or slopes being located within five (5) feet of a side of a building and fifteen (15) feet of the rear of the building.

Although cuts and fills when establishing building sites and roadways will be minimized, due to the rugged terrain in isolated areas, greater than eight (8) feet of cut or fill will be required to meet building height requirements and minimize impacts to the adjacent native desert and environmental features. Building heights are measured from existing natural grade, with exception of natural anomalies. Where finish floor elevations are impacted by stormwater surface elevations the height is measured from the required finish floor, which is at least one (1) foot above the base flood elevation.

Drainage corridors will be comprised of natural washes, man-made channels, pipes and retention/detention basins designed to collect and conduct localized storm water flows and maintain historical runoff characteristics downstream of the property. The use of existing washes is the preferred alternative as the natural sandy bottom allows infiltration and increases the likelihood of preserving the existing natural vegetation along these corridors. Where flows must be diverted, channelization or storm drainage and detention will be the preferred method.

Possible wash treatments include bank protection options for drainage facility improvements as followed. For wash corridors where the 100-year flow is confined within the existing channel bank, several design options, or combinations thereof may be employed. These include:

Development setback - an adequate separation between the edge of wash bank and the adjacent building allows for the natural erosion of the wash bank. This option maintains a natural vegetation buffer without any impacts from development. See **Figure 2 - Development Setback**.

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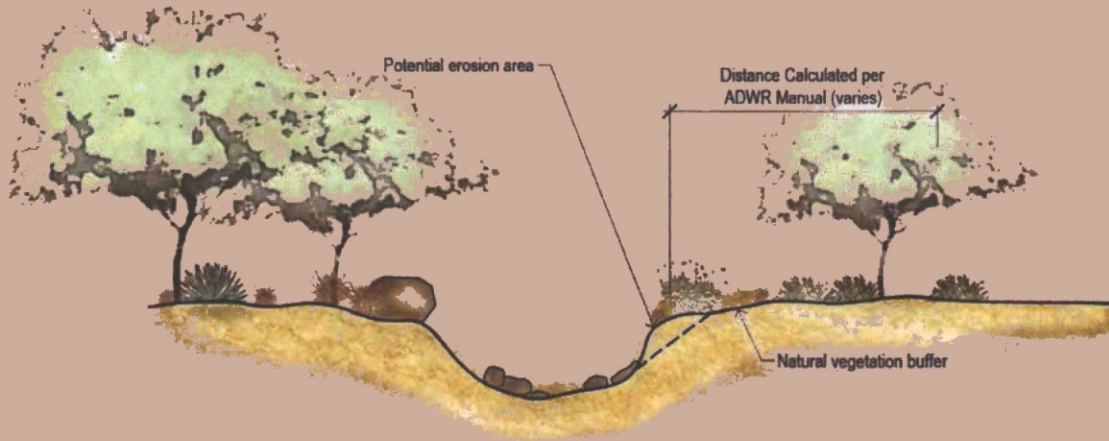


Figure 2 - Development Setback

Flow erosion protection with concrete or rock cut-off walls - located beyond the natural edge of the wash bank. Earth berms should be graded with varying sideslopes and revegetated with indigenous plant materials to help stabilize the slopes and to facilitate a more natural transition into the adjacent natural desert. Cut-off walls should be covered with soil and planted. See **Figure 3 - Erosion Protection**.

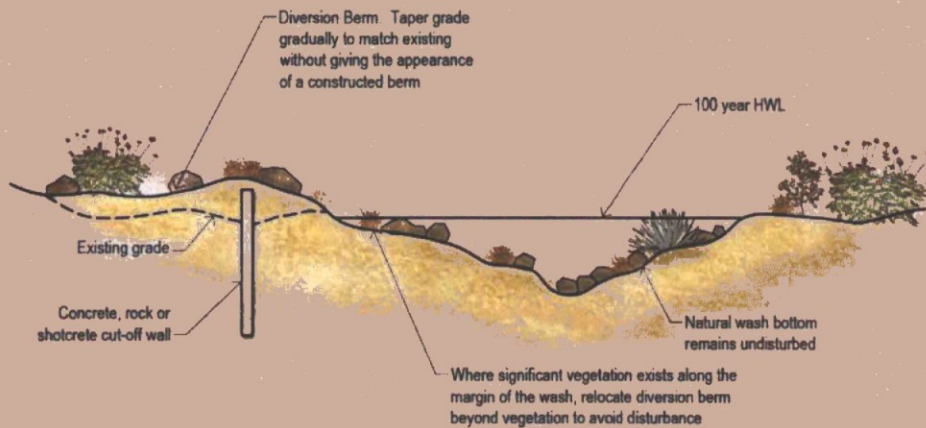


Figure 3 - Erosion Protection

Buried erosion protection wall - incorporated with residential walls or view-fencing to limit disturbance to the natural landscape. These walls are commonly found along the rear or sides of lots to where protection is needed to avoid erosion from an adjacent wash. See **Figure 4 - Erosion Protection Wall**.

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STORYROCK

Phase 10

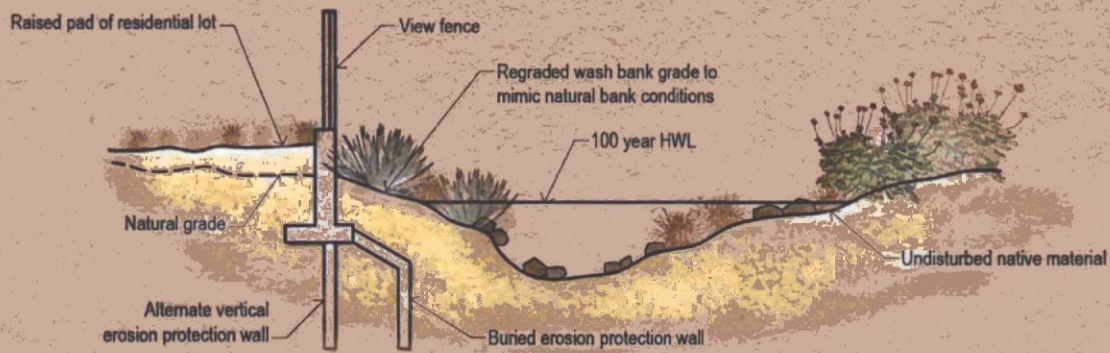


Figure 4 - Erosion Protection Wall

Homeowners Association Maintenance Responsibilities and CC&Rs

A Master STORYROCK Homeowners Association will be the party responsible for the future maintenance of all private infrastructure, landscaping, open space, and internal roadways. Public infrastructure and publicly dedicated Property will be the responsibility of the City of Scottsdale unless otherwise noted.

Scottsdale General Plan

Scottsdale's unique community values and vision are incorporated in the proposed development by enhancing neighborhoods and communities, integrating the southwestern and desert character, and promoting quality of life through livability at STORYROCK PHASE 1C and the surrounding area.

SCOTTSDALE'S SIX GUIDING PRINCIPLES

STORYROCK PHASE 1C acknowledges and supports the six "guiding principles" of Scottsdale's General Plan listed below, and recognizes their importance in Scottsdale development.

- 1) Preserve meaningful Open Space
- 2) Enhance Neighborhoods
- 3) Seek Sustainability
- 4) Support Economic Vitality
- 5) Advance Transportation
- 6) Value Scottsdale's Unique Lifestyle and Character

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Approval of the STORYROCK PHASE 1C Preliminary Plat, with the proposed amended development standards, will fulfill the guiding principles in the following ways:

1) Preserve Meaningful Open Space

The McDowell Sonoran Preserve, located east of the proposed development, provides dedicated outdoor open space throughout the area and is supported and continued through STORYROCK PHASE 1C. Incorporating generous buffers, preservation of existing desert landscaping, and contributing to approximately half of the Site being designated open space within the STORYROCK Master Plan Area are a few ways STORYROCK PHASE 1C can continue the commitment Scottsdale has made to open space.

2) Enhance Neighborhoods

STORYROCK PHASE 1C follows north Scottsdale's neighborhood model of unique desert living with optimal recreational opportunities. Residents will be living amongst hiking trails while maintaining access to urban essentials.

3) Seek Sustainability

Scottsdale's commitment to sustainability is highlighted in STORYROCK PHASE 1C's low impact proposal which utilizes the natural desert landscaping and emphasizes low water-use vegetation.

4) Support Economic Vitality

With the development of STORYROCK PHASE 1C the local economy will continue to grow and thrive. An increase in residents will strengthen the economy through increased sales, essentially sustaining local business owners in the community. The increasing demand will also allow for residents to explore new business and entrepreneurial opportunities.

5) Advance Transportation

Scottsdale's land patterns and emphasis on transportation routes will continue to be supported through this development. STORYROCK PHASE 1C will utilize existing and improve infrastructure in 128th St. and will encourage pedestrian access through surrounding proposed trails.

6) Values Scottsdale's Unique Lifestyle and Character

Scottsdale's irreplaceable desert character and unmatched lifestyle is seen as a building block for the STORYROCK PHASE 1C community. Residents will enjoy exceptional views, have the opportunity to take advantage of nearby trails/outdoor space, and indulge in nearby fine dining and shopping experiences.

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This community encourages a lifestyle that Scottsdale residents appreciate and enjoy.

SCOTTSDALE'S TWELVE PLAN ELEMENTS

The 2001 Scottsdale General Plan includes twelve plan elements that relate to the six guiding principles. STORYROCK PHASE 1C recognizes these elements, listed below, and intends to meet and exceed these guidelines.

- 1) Preserve meaningful Open Space
 - a. Open Space and Recreation Element
 - b. Preservation & Environmental Planning Element
- 2) Enhance Neighborhoods
 - a. Community Involvement Element
 - b. Housing Element
 - c. Neighborhoods Element
- 3) Seek Sustainability
 - a. Cost Development Element
 - b. Growth Areas Element
 - c. Public Services and Facilities Element
- 4) Support Economic Vitality
 - a. Economic Vitality Element
- 5) Advance Transportation
 - a. Community Mobility Element
- 6) Value Scottsdale's Unique Lifestyle and Character
 - a. Character and Design Element
 - b. Land Use Element

Approval of the STORYROCK PHASE 1C Preliminary Plat, with the proposed amended the development standards, will fulfill the plan elements in the following ways:

1) Preserve Meaningful Open Space

a. Open Space and Recreation Element

"Even in built-up areas, a network of parks, scenic corridors, paths, and trails will provide access to nature and urban open spaces, providing recreation opportunities, ecological benefits, and a source of beauty for residents." Scottsdale Regional Plan, Vision Statement, 2015.

STORYROCK PHASE 1C is surrounded by existing trails allowing pedestrian access to the beauty of the natural desert. The 96 lot community, roughly .6 miles north of the McDowell Sonoran Preserve will utilize the recreation

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opportunities provided by the Tom Thumb trailhead while promoting scenic and natural corridors that take advantage of the 360 degree views.

2) Enhance Neighborhoods

a. Community Involvement Element

"Scottsdale will be a community where constructive dialogue involving individuals, the business community, organizations, institutions, and government is the cornerstone of successful planning, decision making, and community building." Scottsdale Regional Plan, Vision Statement, 2015.

STORYROCK PHASE 1C's proposed development trends with the growth in north Scottsdale. As the Phoenix Metropolitan area expresses continued interest to live, recreate, and work in the area.

b. Housing Element

"Our vision is to incrementally, but steadfastly expand housing opportunities for current and future citizens." Scottsdale Regional Plan, Vision Statement, 2015.

STORYROCK PHASE 1C will create a variety of medium and large-lot housing opportunities providing variety in the expanding housing market.

c. Neighborhood Element

"... making sure that changes in neighborhoods harmonize with the existing character, by enhancing neighborhoods' defining features, and ensuring their longterm attractiveness and economic integrity, we can create and/or enhance the unique character and special qualities of each neighborhood." Scottsdale Regional Plan, Vision Statement, 2015.

STORYROCK PHASE 1C homes will be high quality and will be encouraged to blend within the native surroundings. The homes will showcase the existing views and encompass a natural desert palette. The Sonoran Desert influence and lifestyle will work as a backbone to the community design.

3) Seek Sustainability

a. Cost Development Element

"... ongoing interest and participation of the people of the community in assuring that the quality, attractiveness and livability of their neighborhoods are maintained and enhanced."

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The close vicinity to outdoor recreation enhances the livability and quality of life at STORYROCK PHASE 1C, which is centered on the notion that residents can engage in an active lifestyle with limited to no travel. With the surrounding attractiveness and quality of life provided by the McDowell Sonoran Preserve it is assured that this lifestyle can be maintained through development of this community.

b. Growth Areas Element

"The many diverse neighborhoods and lifestyles that comprise the unique fabric and character of Scottsdale will be protected and enhanced, and a sense of community, shared among residents across the city, will be both obvious and admired."

STORYROCK PHASE 1C will enhance the existing area and will provide uniqueness from bordering neighborhoods by incorporating restricted development envelopes which will ensure that approximately half of the STORYROCK Master Plan Area will be protected as open space creating a sense of community centered around the natural desert.

c. Public Services and Facilities Element

"Scottsdale will continue its efficient and high quality customer service to all Scottsdale citizens by planning, managing, and operating a safe, reliable, and affordable water supply and wastewater reclamation system."

STORYROCK PHASE 1C will work with the surrounding developments to access utilities and allow for residents to tie into City resources. All methods will be safe, reliable, and affordable for residents.

4) Support Economic Vitality

a. Economic Vitality Element

"The competing needs of residents and businesses will be balanced so neighborhoods are protected and enhanced while business districts are competitive and attractive."

The location of STORYROCK PHASE 1C will help support the nearby business districts by providing cliental and potential staff. North Scottsdale has experienced economic growth, and will continue to grow through this proposed neighborhood.

5) Advanced Transportation

a. Community Mobility Element

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"Mobility choices will provide alternatives to the automobile, increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community's quality of life."

By utilizing existing roadways and surrounding trails, which will provide alternatives to the automobile and improve air quality. The STORYROCK PHASE 1C community will provide a high quality of life for homeowners and tourists.

6) Value Scottsdale's Unique Lifestyle and Character

a. Character and Design Element

"Appropriate development in Scottsdale will strike a balance that respects the natural desert settings, historically significant sites and structure and the surrounding neighborhood context, with the objectives and needs of future generations."

STORYROCK PHASE 1C will encompass the natural desert setting in development materials and architecture. The McDowell Sonoran Preserve serves as a focal point for the neighborhood incorporating views, access, and character. Future generations will benefit from this community for years to come.

b. Land Use Element

"Scottsdale will ensure a variety of living, working, and leisure opportunities through different land uses, vital neighborhoods, thriving business and tourism communities, and open spaces for people to recreate, reflect, and enjoy."

Residents will benefit from the relaxed STORYROCK PHASE 1C atmosphere. The outdoor enthusiasts will appreciate the natural desert setting and recreational opportunities. All ages will be able to enjoy and reflect within this unique neighborhood full of beautiful open spaces.

Dynamite Foothills Character Area Plan

The Dynamite Foothills Character Area Plan came as a result of the citizen-driven group CityShape 2020. A Character Plan is a recommendation or guideline that strives to implement a specific personality or sense of place into a neighborhood. It uses regulation polices like character plans to outline development, but is not a regulatory document.

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The Dynamite Foothills Character area is located in North Scottsdale between the McDowell Mountain and the Lone Mountain alignment, and east of 112th Street to 136th Street. This area capitalizes on mountainous view sheds and remote desert environments. In order to meet the vision of Rural Desert character, character strategies like minimizing street widths, strategic building envelopes, accentuating open space, and encouraging native desert landscaping are incorporated. Lower single family densities with twenty four foot building height equate to larger lot ranch style homes. Preferred wall designs and community amenities are suited to acknowledge wildlife corridors and maintain a rural character.

The goals listed below are outlined by Dynamite Foothills Character Area as strategic approaches to maintaining the personality of the area voted by residents and officials. Responses are outlined to explain how STORYROCK PHASE 1C is striving to meet the needs.

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

Native vegetation will be used throughout the site including streetscapes and common areas. Simple screening and lack of perimeter walls compliment the meandering roadway, and encourage an open and natural community. The setbacks, building scale, and open spaces will be observed and in accordance with the surrounding conservation requirements. Street alignments and building placements have all been purposefully placed in order to preserve the natural washes and vegetation.

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

Analysis of topography and open space are all performed to carefully situate the STORYROCK PHASE 1C development envelopes. NAOS has been strategically incorporated throughout the community with approximately half of the STORYROCK Master Plan Area dedicated as open space.

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

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Open space can be found throughout the site, including along the perimeter of the property. This allows for an optimal transition from the built environment to the natural environment and to other surrounding developments. Drought tolerant plants have been selected for the landscape palette in order to meet desert landscaping requirements.

SCOTTSDALE DESIGN PRINCIPLES

Scottsdale's design principles are enforced so new development reflects and enhances the unique climate, topography, vegetation, and historical elements. These elements are considered amenities that uphold the quality of design and sustain the Scottsdale community.

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

Architecture will be encouraged to blend within the natural setting. This will allow the Sonoran Desert character to be showcased. STORYROCK PHASE 1C will also utilize the natural desert setting as landscaping throughout the site.

- 2) **Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:**

The connectivity of the site positions the homes to allow for spectacular views. The site is also conscious of its natural surroundings and plans to preserve and incorporate these elements in every way possible. The views and the peacefulness of the natural environment are what make this location prime. STORYROCK PHASE 1C has every intention of maximizing this guideline.

- 3) **Development should be sensitive to existing topography and landscaping. A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.**

STORYROCK PHASE 1C will work with the rolling topography to create an original and natural setting. The terrain provides texture and color influence to the development that reflect the natural desert setting.

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

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Wildlife corridors and buffers are planned within the site and intend to incorporate existing ecological conditions.

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

Public spaces, including streets and common tracts will use natural materials and landscaping to blend within the natural desert setting. Colorful cactus and flowers will be implemented to provide accents and depth.

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

STORYROCK PHASE 1C is surrounded by trails and bike paths throughout the Sonoran Preserve. This location will allow residents alternative modes of transportation and opportunities for social contract and interaction.

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

With adjacent trails located nearby and natural wash corridors and landscaping, residents will be able to take advantage of adjacent connections and natural shading opportunities.

- 8) **Buildings should be designed with a logical hierarchy of masses**

All buildings within STORYROCK PHASE 1C are residential and are designed with massing that suggests the environment in which they are located.

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

The color palette of the community will reflect the natural desert setting. Natural colors and vegetation will be incorporated throughout the site. The desert weather will encourage shading opportunities and heat sensitive materials.

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

Considerations to incorporate energy conservative and low impact design and construction practices at STORYROCK PHASE 1C will be encouraged.

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

Providing a large natural buffer from the Preserve to the site provides a natural desert transition into the community. All open spaces will utilize the character of the area and provide a variety of natural vegetation.

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

Utilizing native plants and the natural terrain will allow the proposed community to minimize its water intake.

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

Natural light will be encouraged in the community by providing open spaces and strategically placed windows. Light pollution will also be minimal by using full coverings on any necessary public lighting along with minimal decorative lighting. STORYROCK PHASE 1C will minimize glare in the neighborhood in order to suite the community's environmental needs.

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

Entries into the STORYROCK community set the precedence in establishing the character of the project. Each entry will be designed with a modern desert character that reflects the quality of natural desert colors and textures to blend seamlessly into environment while providing unique thresholds into the community. This theme will be woven throughout a variety of entry experiences both internal and external to the project. Each location will contribute to a hierarchy of entry conditions in order to reflect the scale and importance of each situation as it relates to both primary and secondary community entries.

Environmentally Sensitive Lands Ordinance

The City of Scottsdale Environmentally Sensitive Lands Ordinance (ELSO) is a 134 square mile environmental protection overlay that was adopted in 1991. The overlay encompasses the lands north of Central Arizona Project canal and is in effect to preserve natural open space and elements. City Council has amended this ordinance over the past decade to ensure preservation and development are balanced in all land uses in this area.

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Twelve general statements from the ESL are listed below, with responses that outline how Preserve Ranch complies with the overlay standards and objectives.

- 1) **Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.**

Planning and Engineering analyses will be done to ensure that all potential hazards and sensitive areas are addressed.

- 2) **Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.**

The McDowell Sonoran Preserve is seen as an asset to STORYROCK PHASE 1C. Maintaining unrestricted views and caring for existing habitats and vegetation is a priority to keep the community atmosphere relevant.

- 3) **Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.**

Developing under the current zoning and contributing to approximately half open space within the STORYROCK Master Plan Area will allow STORYROCK PHASE 1C to protect renewable and nonrenewable resources.

- 4) **Minimize the public costs of providing public services and facilities in ESL areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.**

In addition to the construction of new streets and infrastructure, STORYROCK PHASE 1C will utilize existing streets for access, water, emergency services, parks and recreation.

- 5) **Conserve the character of the natural desert landscape. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL areas.**

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The natural desert landscape will be preserved and highlighted through the STORYROCK PHASE 1C community. The design of the neighborhood incorporates unforgettable open space for viewing and enjoying.

- 6) **Recognize and conserve the economic, educational, recreational, historic, archaeological, and other cultural assets of the environment that provide amenities and services for residents and visitors.**

The significance of the McDowell Sonoran Preserve will be emphasized, providing educational opportunities as well as physical education. This opportunity will allow residents and visitors to appreciate and respect the natural desert.

- 7) **Assure that decisions regarding development in environmentally sensitive areas are based on complete and accurate information about the environmental conditions including drainage features and probable development impacts.**

STORYROCK PHASE 1C will preserve and enhance existing wash corridors to ensure drainage features operate with no negative impacts to the development.

- 8) **Minimize the impacts of development by controlling the location, intensity, pattern, design, construction techniques, and materials of development and construction.**

By emphasizing and incorporating existing open space and other natural environments, STORYROCK PHASE 1C is able to minimize construction impacts. The pattern, design, and materials used on site will be of the highest quality with respect to the natural desert environment.

- 9) **Retain the visual character of the natural landscape to the greatest extent feasible by regulating building mass, location, colors, and materials; grading location, design and treatment; and landscaping design and materials.**

Building heights and locations are all in compliance with the zoning guidelines. The landscaping will continue to respect the natural desert environment as STORYROCK PHASE 1C intends to use the natural desert as a theme for the area.

- 10) **Maintain significant open spaces which provide view corridors and land use buffers, protect landmarks and large boulders, and prime wash habitats, by preserving these features in their natural state to maintain the city's unique desert setting.**

The unique topography of this area is cherished for its open space, native desert vegetation and boulder features. Maintaining the natural state of this area is parallel with STORYROCK PHASE 1C's understanding and overall goal.

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- 11) Protect environmentally sensitive lands, while also recognizing the legitimate expectations of property owners and the city's overall economic goals.

STORYROCK PHASE 1C fulfills a growing housing demand while also preserving land by creating buffers and open space. The outdoor recreation will pull people outside and encourage engagement and understanding of the area they live in. Essentially the city will benefit from the development growth, the natural environment will be understood and unspoiled, and citizens will improve their quality of life.

- 12) Encourage innovative planning, design, and construction techniques for development in environmentally sensitive areas.

As a result of innovative planning and designing, through development envelopes, construction and development will provide minimal impact. This site emphasizes open space in order to minimize lot sizes. The proposed lot sizes allow residents to have little yard upkeep while native habitats will stay untouched. People will be encouraged to use the surrounding public facilities such as trails and bike paths.

Conclusion

We respectfully request approval of this Preliminary Plat application as it promotes a development approach that is sensitive to the environment and is consistent with the General Plan, Dynamite Foothills Character Plan, and the existing zoning.

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Appendix A

Development Review Board Criteria

1. **The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.**

Response - The proposed development is in substantial conformance with Scottsdale's General Plan Land Use designation of Rural Neighborhood and Natural Open Space as well as the overall Dynamite Character Area Plan. These designations consist of open areas with natural desert settings and spectacular view corridors maximized by low building heights. The proposed 96 lot community respects the development and design standards by maintaining a low density of +/- .8 du/ac and incorporating the natural open space around restricted building envelopes. Preserving natural washes and incorporating desert materials is consistent with the surrounding area's character.

2. **The architectural character, landscaping and Site design of the proposed development shall:**

- a. **Promote a desirable relationship of structures to one another, to open spaces and topography, both on the Site and in the surrounding neighborhood;**

Response - The open lot layout enhances the natural pedestrian walkways created by washes and boulder placement. Recreational trail connections are seen throughout the area, also providing connectivity to surrounding communities. Biking, equestrian, pedestrian paths, trail crossings and trailheads all surround the site. Relaxation and serenity is especially emphasized by low density development and mountain views.

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

Response - STORYROCK PHASE 1C will include the use of three potential architectural styles (Desert School, Desert Spanish and Desert Ranch) allowing the proposed upscale homes a sense of variety while integrating the community into the North Scottsdale area and its unique natural desert setting.

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- c. **Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;**

Response - Rear yards, oriented toward views, provide outdoor living spaces for residents to enjoy Arizona's year round warm climate. Natural materials and landscaping are also incorporated into the design in order to address the areas unique climate factors and Sonoran desert environment.

3. **Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.**

Response - In order to promote vehicular and pedestrian safety, STORYROCK PHASE 1C will, in addition to providing new on-site streets and pedestrian corridors, improve the adjacent 128th St. corridor, including new pedestrian access, as well as certain agreed upon off-site improvements (per 13-ZN-2014).

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

Response - Mechanical equipment, appurtenances and utilities will be screened in design with the communities' architectural theme. Trash receptacles will be maintained by the homeowner and only seen on the street during pick up hours.

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Amended Development Standards

Appendix B – Amended Development Standards (Legislative Draft)

Sec. 5.300. Single-family Residential (R1-18).

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

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)~~ 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)~~ ninety (90) 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)~~ twenty four (24) 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)~~ twenty-six and a quarter (26.25) feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~thirty five (35)~~ twenty-six and a quarter (26.25) feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~thirty five (35)~~ twenty-six and a quarter (26.25) feet shall be provided on each street. *Exception:* On a corner lot which does not

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about 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)~~ seven and a half (7.50) feet.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty (30)~~ twenty-three and a half (23.5) feet.

4. Other requirements and exceptions as specified in article VII.

F. Distance between buildings.

1. There shall be not less than ~~ten (10)~~ eight (8) 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)~~ sixteen (16) 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.

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Sec. 5.200. Single-family Residential (R1-35).

(Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, § 29), 4-3-12)

Sec. 5.204. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-35 District:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~thirty-five thousand (35,000)~~ twenty-six thousand, two hundred and fifty (26,250) 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 dimension.

1. Width. All lots shall have a minimum width of ~~one hundred thirty-five (135)~~ one hundred one (101) 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~~ twenty four (24) feet in height.

E. Yards.**1. Front Yard.**

a. There shall be a front yard having a depth of not less than ~~forty (40)~~ thirty (30.00) feet.

b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ thirty (30.00) feet shall be provided on both streets.

c. On a corner lot, the required front yard of ~~forty (40)~~ thirty (30.00) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *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 side yards of not less than ~~fifteen (15)~~ eleven and a quarter (11.25) feet on each side of a building.

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3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty-five (35)~~ twenty six and a quarter (26.25) feet.
4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall not be less than ~~ten (10)~~ eight (8) feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall be not less than ~~thirty (30)~~ twenty two (22) 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.

I. *Corral.* Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 30, 31), 4-3-12)

Sec. 5.205. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.207. Signs.

The provisions of article VIII shall apply.

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Sec. 5.100. Single-family Residential (R1-43).

(Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, § 24), 4-3-12)

Sec. 5.104. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-43 District:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~forty-three thousand (43,000)~~ thirty two thousand, two hundred fifty (32,250) 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.

Width. All lots shall have a minimum lot width of ~~one hundred fifty (150)~~ one hundred thirteen (113) feet.

C. Density. There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. No building shall exceed ~~thirty (30) feet~~ twenty four (24) feet-in height .

E. Yards.**1. Front Yard.**

- a. There shall be a front yard having a depth of not less than ~~forty (40)~~ thirty (30.00) feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ thirty (30.00) feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~forty (40)~~ thirty (30.00) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *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.

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- 2. Side Yard. There shall be a side yard of not less than ~~twenty (20)~~ fifteen (15.00) feet on each side of a building.
- 3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty-five (35)~~ twenty six and a quarter (26.25) feet.
- 4. Other requirements and exceptions as specified in article VII.

F. Distance between buildings.

- 1. There shall be not less than ~~ten (10)~~ eight (8) feet between an accessory building and the main building.
- 2. The minimum distance between main buildings on adjacent lots shall be not less than ~~forty (40)~~ thirty (30) 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 and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. 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 of 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.

I. Corral. Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, §§ 27, 28), 4-3-12)

Sec. 5.105. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.106. Signs.

The provisions of article VIII shall apply.

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Sec. 5.030. Single-family Residential (R1-70).

(Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, § 20), 4-3-12)

Sec. 5.031. Purpose.

This district is intended to promote and preserve residential development. Large lots are required to maintain low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Sec. 5.033. Approval required.

Prior to development of any municipal use, or any use requiring a conditional use permit, Development Review Board approval shall be obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 2470, § 1, 6-16-92; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.034. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-70 District:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~seventy thousand (70,000)~~ fifty two thousand, five hundred (52,500) 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.

Width. All lots shall have a minimum width of ~~two hundred fifty (250)~~ one hundred eighty-eight (188) feet.

C. Density. There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. No building shall exceed ~~thirty (30)~~ feet twenty four (24) feet in height, except as otherwise provided in article VII.

E. Yards.

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1. *Front Yard.*

- a. There shall be a front yard having a depth of not less than ~~sixty (60)~~ forty five (45) feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~sixty (60)~~ forty five (45) shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~sixty (60)~~ forty five (45) shall be provided on each street. No accessory buildings shall be constructed in a front yard. 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 of not less than ~~thirty (30)~~ twenty three (23) feet on each side of a building.

3. *Rear Yard.* There shall be a rear yard having a depth of not less than ~~sixty (60)~~ forty-five (45) feet.

4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

- 1. There shall be not less than ~~ten (10)~~ eight (8) feet between an accessory building and the main building.
- 2. The minimum distance between main buildings on adjacent lots shall be not less than ~~sixty (60)~~ forty-six (46) 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 and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. 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 of 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

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on a subdivision. Access for Specialized Residential Health Care Facilities shall be provided in the following manner:

I. *Corral*. Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2470, § 1, 6-16-92; Ord. No. 2509, § 1, 6-1-93; Ord. No. 3907, § 1(Exh. 1), 8-31-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 22, 23), 4-3-12)

Sec. 5.035. Off-street parking.

The provisions of article IX shall apply.

(Ord. No. 2470, § 1, 6-16-92)

Sec. 5.036. Signs.

The provisions of article VIII shall apply.

(Ord. No. 2470, § 1, 6-16-92)

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09/13/17

Narrative

STORYROCK

Phase 1C



LEGEND

- SITE BOUNDARY
- [Cross-hatch pattern] N.A.O.S. UNDISTURBED
- [Diagonal lines pattern] N.A.O.S. REVEGETATED
- [Dotted pattern] N.A.O.S. SCARRED
- [Stippled pattern] ENHANCED DESERT OPEN SPACE

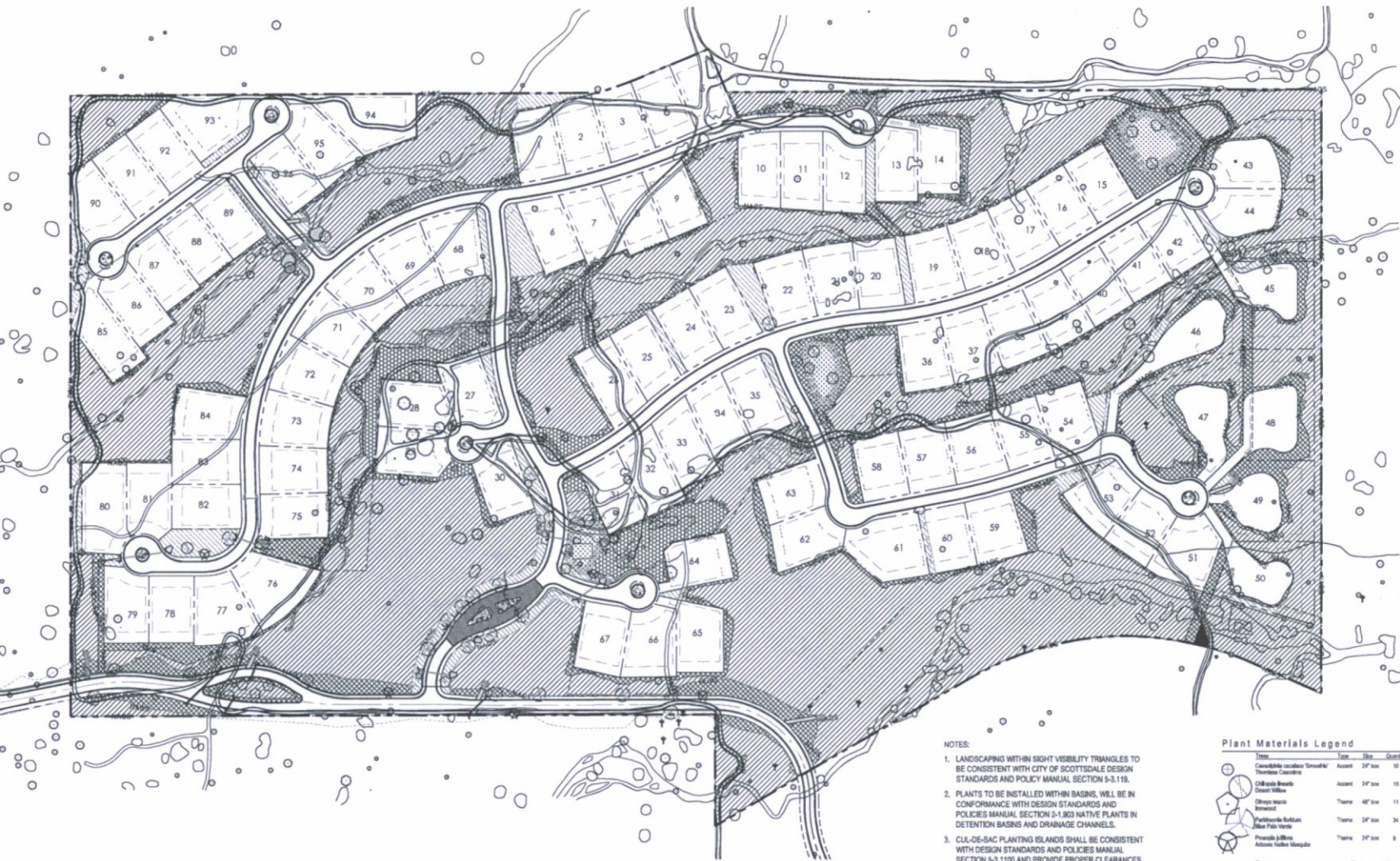
LOT	UNDISTURBED	REVEGETATED	SCARRED	SCARRED #2	TOTAL	% OF TOTAL
43	3470.32	3390.77	12.73	25.46	17985.55	
44	35465.75	2474.25	0	0	17920	
45	30969.14	5301.6	0	0	18270.74	X
46	11695.94	6534.55	0	0	18530.49	X
47	12256.32	8053.7	0	0	20310.02	X
48	12990	6514.24	0	0	19464.24	X
49	12624.67	7299.6201	0	0	19924.2901	X
50	14896.54	3197.6	0	0	18094.14	X
LOT NAOs (S.F.)	105,607.68	40,861.33	12.73	25.46	146,494.47	
LOT NAOs (AC)	2.42	0.94	0.00	0.00	3.36	
TRACT NAOs (S.F.)	1,656,883.37	191,781.51	110,276.32	220,552.63	1,488,212.51	
TRACT NAOs (AC)	24.26	4.40	2.53	5.06	33.73	
TOTAL NAOs (S.F.)	1,162,491.05	232,642.84	110,289.05	220,578.09	1,615,711.98	
TOTAL NAOs (AC)	26.89	5.94	2.53	5.06	37.99	

	GROSS AC.	NAOS REQ. PER MEDCP		NAOS PROV.	% NAOs	% NAOs IN TRACTS
		ACRES	PER AC			
PHASE 1A	94.28 AC.	47.99 AC.	47.99 AC.	47.99 AC.	51%	41%
PHASE 1B	81.88 AC.	40.12 AC.	40.14 AC.	40.14 AC.	49%	76%
PHASE 1C	79.25 AC.	34.19 AC.	37.09 AC.	37.09 AC.	47%	91%
PHASE 2 A&B	80.19 AC.	35.38 AC.	35.38 AC.	35.38 AC.	44%	59%
PHASE 3A	96.11 AC.	52.17 AC.	52.28 AC.	52.28 AC.	54%	28%
PHASE 3B	30.02 AC.	19.75 AC.	19.75 AC.	19.75 AC.	66%	15%
TOTAL	461.73 AC.	229.6 AC.	232.63 AC.	232.63 AC.	50%	53%

PHASE 1C	
GROSS SITE AREA:	79.25 ACRES
NET SITE AREA:	77.06 ACRES
NUMBER OF LOTS:	96 LOTS
DENSITY:	1.22 DU/AC
NAOS REQ. PER MEDCP:	34.19 ACRES
MAX REVEGETATED AREA (30%):	10.26 ACRES
NAOS PROVIDED - TOTAL:	37.09 ACRES
NAOS PROVIDED - UNDISTURBED:	26.69 ACRES
NAOS PROVIDED - REVEGETATED:	5.34 ACRES
NAOS PROVIDED - SCARRED (2X):	5.06 ACRES
% OPEN SPACE:	48%
% NAOs IN TRACTS:	91%
ENHANCED DESERT OPEN SPACE:	2.84 ACRES

NOTE: ON-LOT & TRACT NAOs CALCULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL ENGINEERING DESIGN AND POTENTIAL FUTURE PROJECT DEVELOPMENT. THE SHIFTING OF NAOs, WHETHER IT BE FROM LOT TO LOT OR COMMON TRACTS MAY BE ADJUSTED AT A LATER DATE IF NECESSARY AS LONG AS IT IS CONSISTENT WITH THE OVERALL NAOs REQUIREMENT.

NOTE: LOTS INDICATED IN TABLE WITH (X) ARE DEPENDENT OF SURROUNDING TO MEET MINIMUM 30' NAOs DIMENSION.



NOTES:

1. LANDSCAPING WITHIN SIGHT VISIBILITY TRIANGLES TO BE CONSISTENT WITH CITY OF SCOTTSDALE DESIGN STANDARDS AND POLICY MANUAL SECTION 5-3.11B.
2. PLANTS TO BE INSTALLED WITHIN BASINS, WILL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.303 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.
3. CLU-DE-SAC PLANTING ISLANDS SHALL BE CONSISTENT WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 5-3.11B AND PROVIDE PROPER CLEARANCES IN ACCORDANCE WITH ORD. 4045, 503.4 & 503.2.1.
4. ABOVE GROUND UTILITY EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH DESIGN STANDARDS & POLICIES MANUAL, SECTION 2.

Plant Materials Legend

Tree	Type	Size	Quantity
<i>Cercocarpus arborescens</i> 'Tommy Lee'	Accent	24" tree	10
<i>Chilodactylus</i> 'Savannah'	Accent	24" tree	15
<i>Chilodactylus</i> 'Savannah'	Throne	48" tree	11
<i>Chilodactylus</i> 'Savannah'	Throne	24" tree	34
<i>Chilodactylus</i> 'Savannah'	Throne	24" tree	8

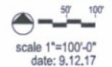
Reveg	Size	Quantity
NADSI Unshaded	see legend	see legend
NADSI Reveg	see legend	see legend
Enhanced Desert Open Space	see legend	see legend
Riparian Desert Open Space	see legend	see legend

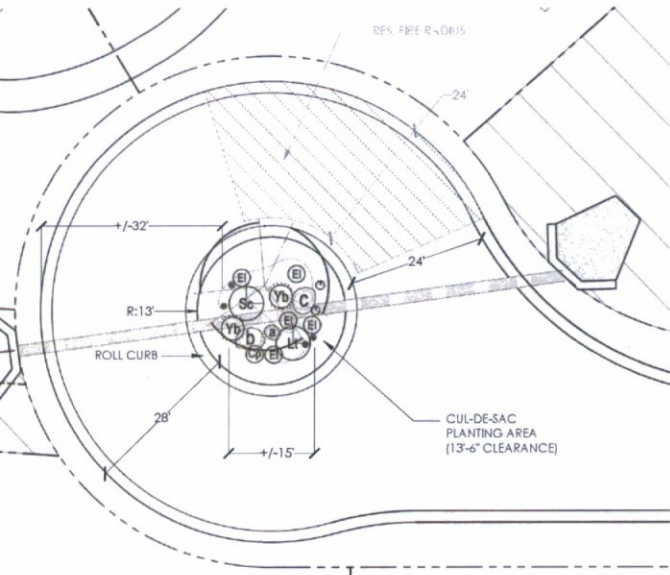
REVEG QUANTITIES

NADSI REVEG
BARREL CACTUS
CHAM FRUIT CHOLLA
CHRISTMAS CHOLLA
HEDGEHOG CACTUS
MORNING TEA
NATIVE PRICKLY PEAR
PINK FERRY DUSTER
SNAKE WEED
ST AGHORNI CHOLLA
TEEBY BEAR CHOLLA
TURPENTINE BUSH
YUCCA BACCATA
ENHANCED DESERT OPEN SPACE
BARREL CACTUS
BANANA YUCCA
BLACKFOOT DARTY
CHAM FRUIT CHOLLA
CHRISTMAS CHOLLA
EDGE MANN'S PRICKLY PEAR
FISHHOOK BARREL
HEDGEHOG CACTUS
JUJUBA
MORNING TEA
NATIVE PRICKLY PEAR
PARVY'S AGAVE
PINK FERRY DUSTER
SAGUARO
SNAKE WEED
ST AGHORNI CHOLLA
TEEBY BEAR CHOLLA
TURPENTINE BUSH
YUCCA BACCATA
RIPIARIAN DESERT OPEN SPACE
CHAM FRUIT CHOLLA
HACKBERRY
MORNING TEA
NATIVE PRICKLY PEAR
PINK FERRY DUSTER
SNAKE WEED
ST AGHORNI CHOLLA
TURPENTINE BUSH
WOLF BERRY
YUCCA BACCATA

STORYROCK

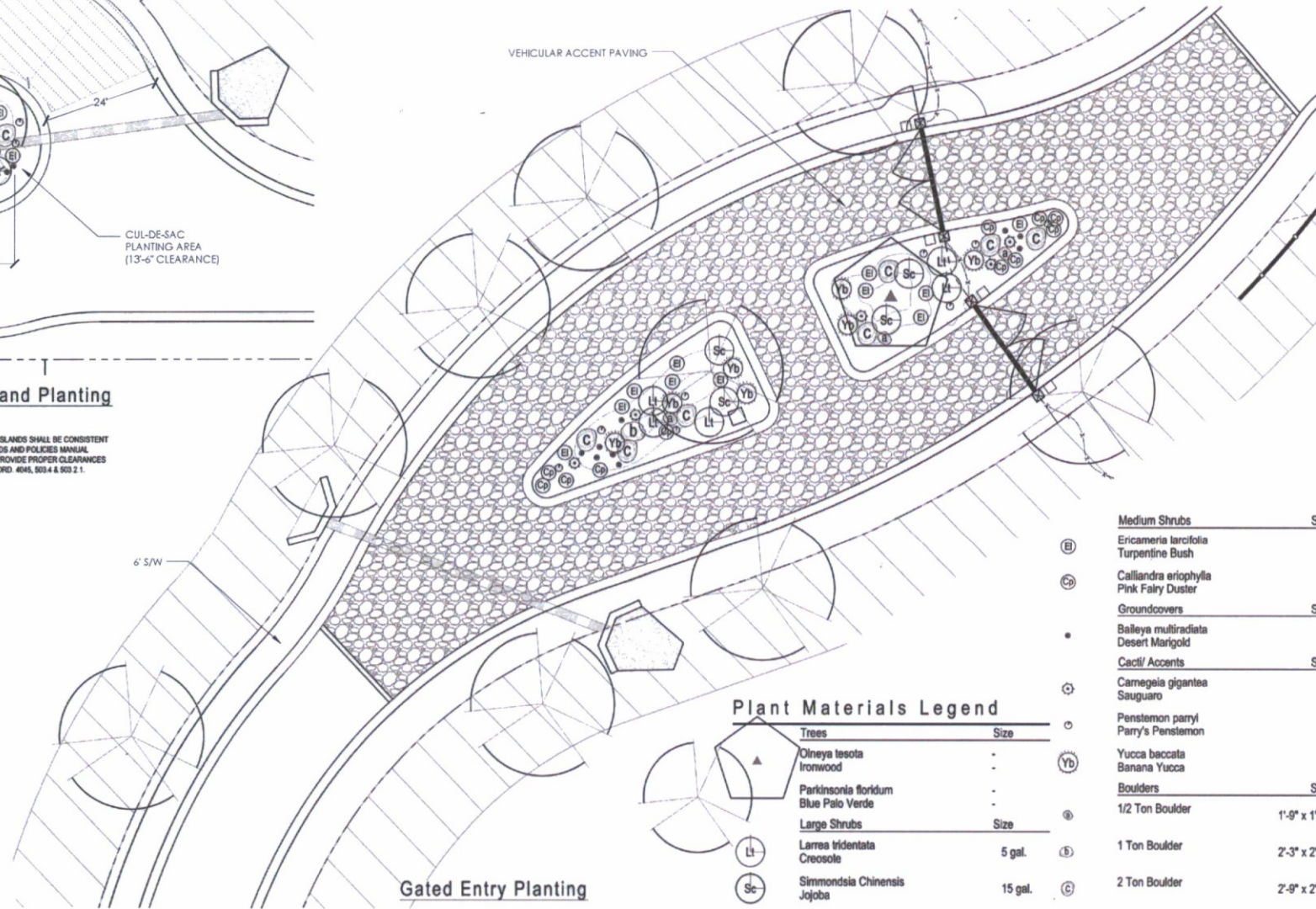
Tree Planting





Typical Island Planting

NOTE:
 1. CUL-DE-SAC PLANTING ISLANDS SHALL BE CONSISTENT WITH DESIGN STANDARDS AND POLICES MANUAL SECTION 5-3.1100 AND PROVIDE PROPER CLEARANCES IN ACCORDANCE WITH ORD. 4045, 5034 & 503 2.1.



Gated Entry Planting

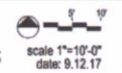
Plant Materials Legend

Trees	Size
Olneya tesota	-
Ironwood	-
Parkinsonia floridum	-
Blue Palo Verde	-
Large Shrubs	Size
Larrea tridentata	5 gal.
Creosote	-
Simmondsia Chinensis	15 gal.
Jojoba	-

Medium Shrubs	Size
Ericameria laricifolia	-
Turpentine Bush	-
Calliandra eriophylla	-
Pink Fairy Duster	-
Groundcovers	Size
Baileya multiradiata	-
Desert Marigold	-
Cacti/ Accents	Size
Carnegieia gigantea	-
Saguaro	-
Penstemon parryi	-
Parry's Penstemon	-
Yucca beccata	-
Banana Yucca	-
Boulders	Size
1/2 Ton Boulder	1'-9" x 1'
1 Ton Boulder	2'-3" x 2'
2 Ton Boulder	2'-9" x 2'

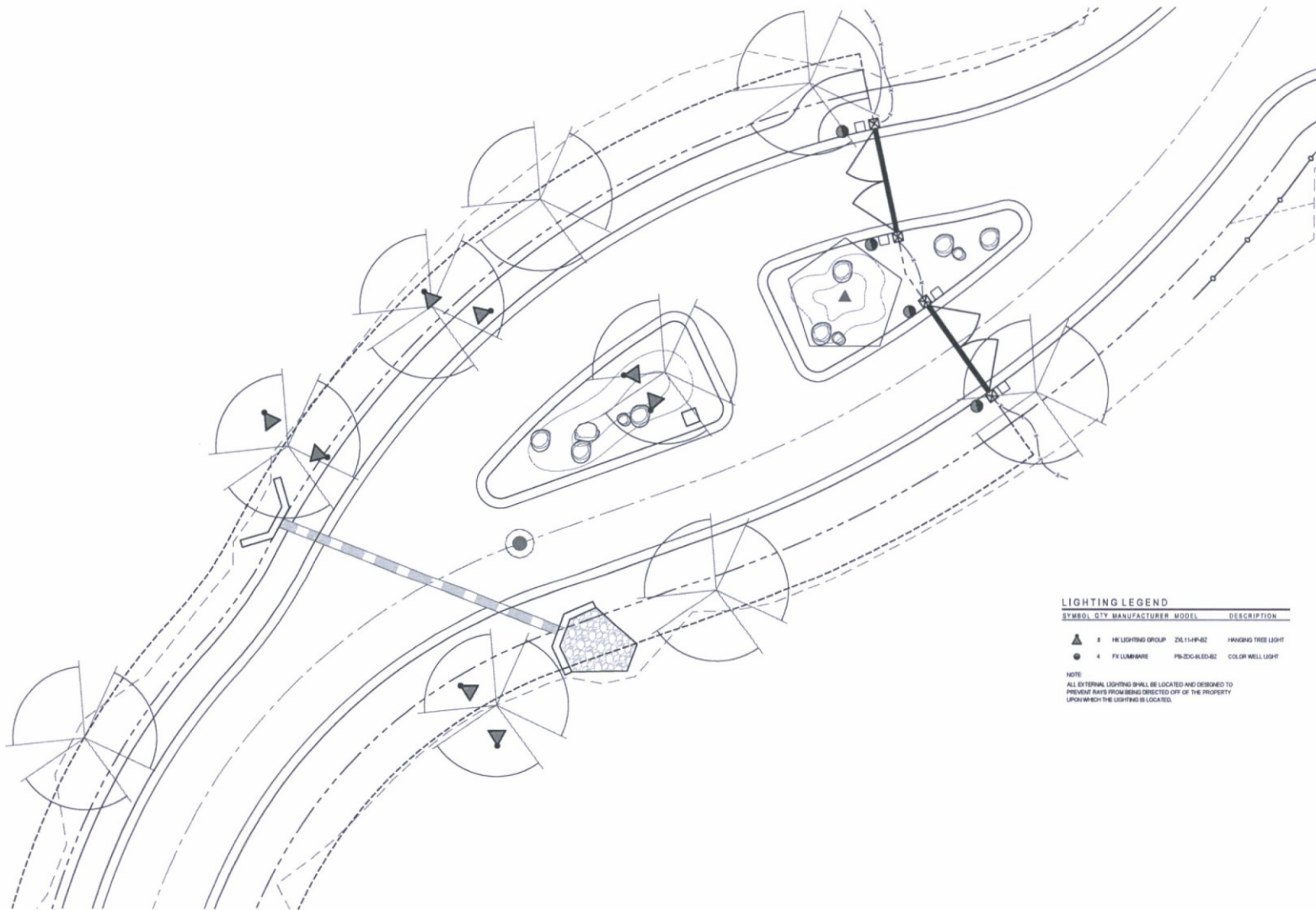
STORYROCK

Planting Areas



andersonbar
 plan design arch
 10 N. McCLINTOCK DRIVE
 CHANDLER, ARIZONA 8
 PH. 480.699.7954 FAX 480.699.

5-PP-2016#3
09/13/17



LIGHTING LEGEND

SYMBOL	QTY	MANUFACTURER	MODEL	DESCRIPTION
▲	8	HL LIGHTING GROUP	Z6114FR-02	HANGING TREE LIGHT
■	4	FX LUMINAIRE	FX-D0CAL-02-02	COLOR MELL LIGHT

NOTE:
 ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

STORYROCK

Lighting Plan

scale 1"=10'-0"
 date: 2.22.17

5-PP-2016#3
09/13/17

ZXL11-HP

Hanging - ZXL11-H Series



Characteristics

Wet/Dry location rated.

Technical Data

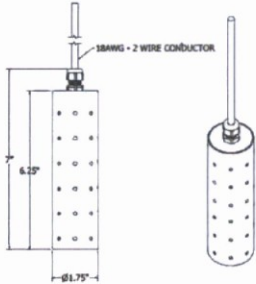
Material	Housing/Cap/Stem - Machined silicone magnesium aluminum alloy (5051-76) resistant to corrosion
Lamp	Halgén MR11
Socket	9-pin, GA, G5.3, G16.35
Voltage	12V
Wattage	20W

PROJECT

FUTURE TYPE

Ordering Guide

Series	ZXL11-HP
Voltage	12V
Wattage	20W
Lamp	Halgén MR11
Socket	9-pin, GA, G5.3, G16.35
Finish	BR (Black) BR (Bronze) AB (Anodized Black) AC (Anodized Clear) CC (Custom)

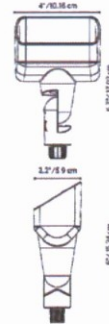


The PB is a compact LED-watt wash lighting solution. Available in 1 or 3 LED with full color lens options of frosted, blue, amber, and green included. The wider angle of the PB allows a broader lighting pattern for larger structures and spaces. Engineered with solid construction, yet petite in size.

PB: Up Light

	1	3	Z3C
NUMBER OF LEDS	1	3	Z3C
HALOGEN LUMEN EQUIVALENT	10 W/HR	20 W/HR	10 W/HR
USEFUL LED LIFE (L70)	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE	10 to 15V	10 to 15V	11 to 15V
VA TOTAL*	2.4	4.5	7.2
WATTS USED	2.0	4.2	6.0
LUMENS PER WATT (EFFICACY)	34	39	37
TOTAL LUMENS	67	160	122
CR1 (RA)	83	82	83
CR2 (CENTER BEAM CANDLE POWER)	37	93	122
AMBER FILTER	2700K	2700K	N/A
FROSTED FILTER	3900K	3900K	N/A
GREEN FILTER	4900K	4900K	N/A
BLUE FILTER	5200K	5200K	N/A

* Use this number to size the transformer!



LANDSCAPE LIGHTING

A Hunter Industries Company



PB: Up Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4

Step	Description	Code
1	FIXTURE	PB
2	LUXOR OPTION	ZD, Z3C† (Color)
3	LAMP	LED, ZLED, T
4	FINISH	AB, AT, NP, BS, WS, PW, AL, BZ, DL, WL, SS, FB

EXAMPLE: PB-ZD-ZLED-AT + PB-ZD Option - Anodized Tumbled Finish
† Fixtures qualified with Z3C technology are available only in one circuit beam configuration. Do not specify a number of LEDs when ordering.

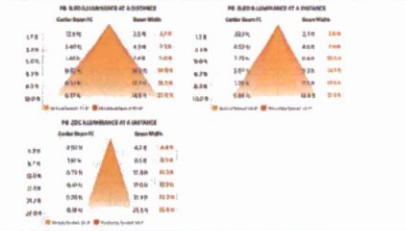
FIELD INSTALLED OPTIONS: Order Individually

Mounting Options

Super Slim Spline (Z3900) 2" x 8"	Wall Plate: 1-gang (NIP-10-050-XX") 3.4" x 5.1"
Long Slim Spline (Z3900) 2.8" x 10"	Wall Plate: Round (NIP-10-050-XX") 3" Dia
Super-D-Box (Z4-XX") 3.3" x 4"	Coupling: Straight (COU-XX") 1.3" x 2.0"
Post Mount (P4-XX") 2.5" x 1.3"	Coupling: 90-deg (ELB9-050-XX") 1.3" x 2.0"
Mini J-Box (M4-050-XX") 3.0" x 1.3"	Coupling: T-tread (TMM7-050-XX") 1.3" x 2.2"
Trackless (TB-6C") 3.4" x 1.3"	Align (AL) Male Thread (YH-8-30") 10.8" Dia, 30 NPSM
Outer Mount (O4-050-4" x 4.0"	Align (O4) Male Thread (YH-8-30") 10.8" Dia, 30 NPSM

EXAMPLE: S1-S5 - Super J-Box - Natural Brass Finish

PHOTOMETRICS:



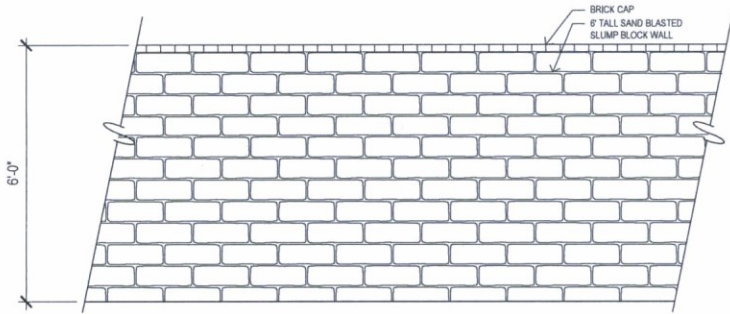
METALS

- AB = Antique Bronze (3P Brass)
- AT = Antique Tumbled (3P Brass)
- NP = Natural Plate*
- BS = Bronze Brass

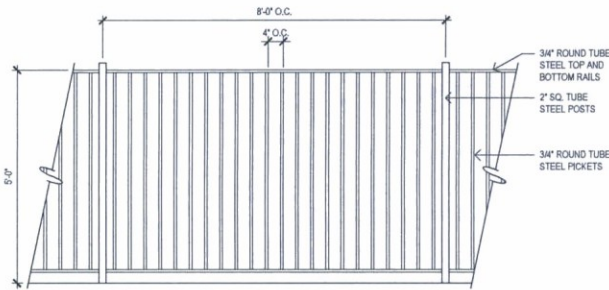
POWDER COAT

- WS = White Gloss
- PW = Flat White
- AL = Anodized
- BZ = Bronze Finish
- DS = Desert Drift
- WL = Weathered Wood
- SS = Satin Bronze
- PB = Flat Black

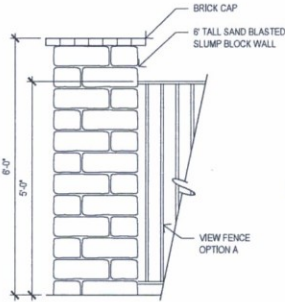
The PB includes choice of beam, choice of finish, and 4 wire level 2 lamp slot design. All PB up lights are standard with amber, green, blue and frosted lenses. *After longer lead time **Denotes frosted option



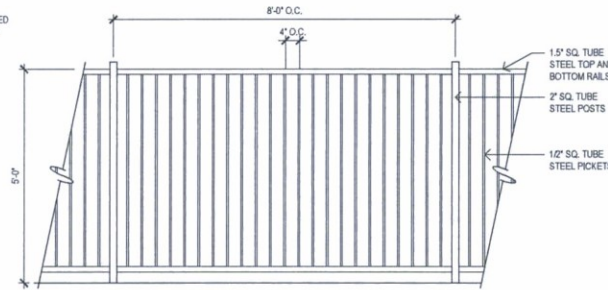
1 Slump Block Theme Wall
SCALE: 3/4"=1'-0"



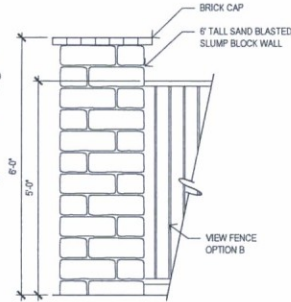
2 View Fence Option A
SCALE: 3/4"=1'-0"



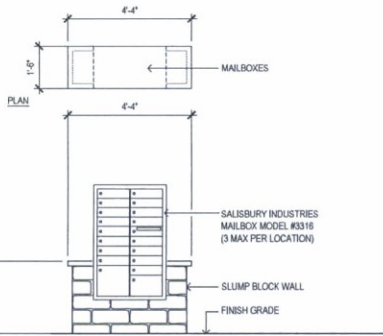
3 Column/Fence Option A
SCALE: 3/4"=1'-0"



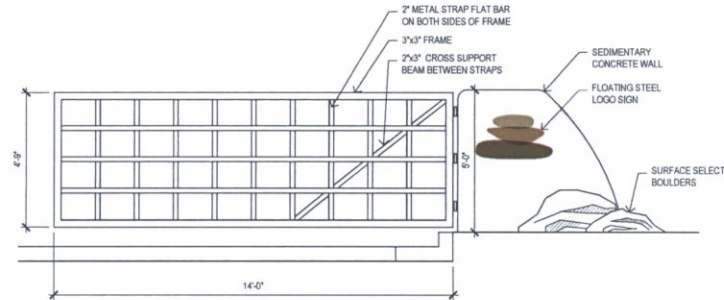
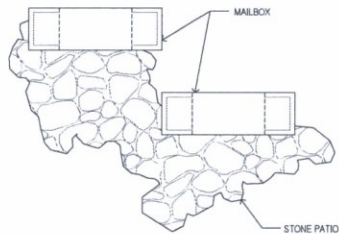
4 View Fence Option B
SCALE: 3/4"=1'-0"



5 Column/Fence Option B
SCALE: 3/4"=1'-0"



6 Mailbox
SCALE: 1/2"=1'-0"



7 Vehicular Gate
SCALE: 1/2"=1'-0"

STORYROCK

Details

date: 2.22.17

andersonba
plan - design - arc
50 n. mcclintock dr
chandler, arizona
ph. 480.699.7956 e.480.699

5-PP-2016#3
09/13/17



108706

KWHEELER HPDC600552
11/17/2016 4:05 PM
\$4,128.00

Received From :

Cal-Ranch Properties LLC
7598 E MCDONALD DR STE 120
SCOTTSDALE, AZ 85250

Bill To :

LVA URBAN DESIGN STUDIO
120 S ASH AVE
TEMPE, AZ 85281
480-994-0994

Reference #	286-pa-2015	Issued Date	11/17/2016
Address	E RANCH GATE RD/N 128TH ST ()	Paid Date	11/17/2016
Subdivision		Payment Type	CHECK
Marketing Name		Cost Center	
MCR		County	No
APN		Gross Lot Area	0
Owner Information		NAOS Lot Area	0
George & Margery		Net Lot Area	0
14850 N SCOTTSDALE RD		Number of Units	1
SCOTTSDALE, AZ 85254		Density	1
		Metes/Bounds	No
		Water Zone	
		Water Type	
		Sewer Type	
		Meter Size	
		QS	

Code	Description	Additional	Qty	Amount	Account Number
3150	PRELIMINARY PLAT FEES		1	\$4,128.00	100-21300-44221

5-PP-2016#3
11/17/16

Total Amount

\$4,128.00

Applicant Signature