

**Marked Agendas
Approved Minutes
Approved Reports**

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: November 16, 2017 Item No. 8
General Plan Element: *Character and Design*
General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

Storyrock Phase 3A
5-PP-2016#5

Request to consider the following:

1. Request approval of the preliminary plat for Tract S, Tract T, and a 72-lot residential subdivision with amended development standards which includes reduced lot area, lot width, front yard, side yard, and rear yard setbacks; cuts and fills over six (6) feet; and the landscape, wall, lighting, and entry plan on a 94.49-acre site.

Related Policies, References:

Zoning Case: 13-ZN-2014
Zoning Ordinance
Design Standards and Policy Manual
11-WM-2016

OWNER

Cav-Ranch, LLC
480-368-5205

APPLICANT CONTACT

Keith Nichter
LVA Urban Design Studio
480-994-0994

LOCATION

Northeast of the intersection of North 128th Street and the East Pinnacle Peak Road alignment.

BACKGROUND

Zoning

This site is zoned Planned Community District, Environmentally Sensitive Lands (P-C ESL) with comparable Single-family Residential, Environmentally Sensitive Lands (R1-18 P-C ESL, R1-35 P-C ESL, R1-43 P-C ESL, and R1-70 P-C ESL) zoning districts. The comparable zoning districts allow different zoning district areas through the subject site.

General Plan

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

Character Area Plan

This property is located within the Dynamite Foothills Character Area boundary. The Dynamite Foothills Character Area is intended to preserve the natural and visual qualities of the Sonoran Desert by using design qualities, building materials, and construction techniques that are sensitive to the desert environment. Projects located within the Dynamite Foothills Character Area should preserve natural open space areas, scenic and vista corridors, and support trail links and connections.

Context

The property is located on the east side of North 128th Street, north of East Pinnacle Peak Road alignment.

Adjacent Uses and Zoning

- North Storyrock Phase 2B, zoned Single-family Residential Planned Community District Environmentally Sensitive Lands (R1-18 P-C ESL, R1-35 P-C ESL and R1-43 P-C ESL) and vacant land, zoned Single-family Residential Environmentally Sensitive Lands (R1-130 ESL).
- South McDowell Sonoran Preserve, zoned Single-family Residential Environmentally Sensitive Lands (R1-130 ESL).
- East McDowell Sonoran Preserve, zoned Single-family Residential Environmentally Sensitive Lands (R1-130 ESL) and Storyrock Phase 3B, zoned Single-family Residential Planned Community District Environmentally Sensitive Lands (R1-43 P-C ESL).
- West Vacant land, zoned Resort/Townhouse Residential Environmentally Sensitive Lands (R-4R ESL).

Key Items for Consideration

- 100-foot-wide Scenic Corridor Easement along North 128th Street
 - Portion of large wash in tract and NAOS
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APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is for approval of Tract S, Tract T and the preliminary plat for 72-lot, single-family residential subdivision. As part of the preliminary plat approval, the applicant is requesting approval of cuts and fills over six (6) feet, and amended development standards to reduce by 25 percent the lot area, lot width, front yard, side yard, and rear yard setbacks. The majority of the areas within the preliminary plat with cuts and fills over six (6) feet are within the construction envelope for the lots. A wash modification application (11-WM-2016) has been submitted for the 50 CFS and greater washes within Phase 3A, which will be administratively reviewed and approved by the Zoning Administrator. At a later date Tract S and Tract T will be developed with 6 lots and a minimum of 6.99 acres of NAOS.

Development Information

- | | |
|---------------------------------------|--|
| • Existing Use: | Vacant land |
| • Proposed Use: | Single-family residential subdivision |
| • Parcel Size: | 96.11 gross acres / 94.49 net acres |
| • Building Height Allowed: | 24 feet measured from natural grade |
| • NAOS Required: | 52.17 acres (includes required NAOS for Tract S and T) |
| • NAOS Provided: | 52.28 acres (includes required NAOS for Tract S and T) |
| • Overall Density Allowed 13-ZN-2014: | .96 dwelling units per acre |
| • Density Proposed: | .81 dwelling units per acre |
| • Number of Lots Allowed: | 78 lots |
| • Number of Lots Proposed: | 72 lots (6 lots Tract S and T at a later date) |

IMPACT ANALYSIS

Water/Sewer

The Basis of Design Reports for Water and Wastewater were reviewed and accepted by the Water Resources Division. The applicant will construct all water and sewer improvements needed to serve the proposed subdivision.

Public Safety

No impacts to existing service levels are anticipated. The nearest fire station is located at 27775 North Alma School Parkway approximately 4.3 miles from the site.

Natural Area Open Space

Required Natural Area Open Space (NAOS) for Phase 3A is 52.17 acres. Provided NAOS for Phase 3A, including 6.99 acres of NAOS on Tracts S and T, is 52.28 acres which is approximately 54% of the site. Approximately 28% of the NAOS is in tracts. Previously scarred areas of the site are allowed

NAOS credit based on the Zoning Ordinance. Portions of the N. 128th Street Scenic Corridor Easement and a large wash on the west side of the Phase 3A are located in tracts and dedicated as NAOS.

Policy Implications

This preliminary plat is consistent with the density, street alignment, and open space requirements in Zoning Ordinance Section 6.1010, 1-MP-2016 and Case# 13-ZN-2014.

Community Involvement

Property owners within 750 feet of the site have been notified of the request and the site is posted with the required signage. City staff hasn't received comments on this request at the time of this report.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Staff recommends the Development Review Board approve the proposed preliminary plat for Storyrock Phase 3A, per the attached stipulations, finding that the provisions of the Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENT(S)

Planning and Development Services

Current Planning Services

STAFF CONTACT

Doris McClay Senior Planner 480-312-4214 E-mail: dmcclay@ScottsdaleAZ.gov

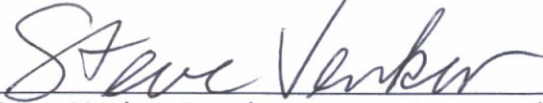
APPROVED BY



Doris McClay, Report Author

11/7/17

Date



Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

11/8/17

Date



Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

11/8/17

Date

ATTACHMENTS

1. Stipulations
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Applicant's Narrative
5. Preliminary Plat with Cuts and Fills on Grading Plans
6. Amended Development Standards
7. NAOS plan
8. Landscape, walls, lighting and entry plan
9. City Notification Map

**Stipulations for Case:
Storyrock Phase 3A
Case: 5-PP-2016#5**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the improvement plans and plat shall substantially conform to the following documents:
 - a. The Preliminary Plat submitted by Kimley-Horn, with a city staff date of 9/13/17.
 - b. The Amended Development Standards submitted by submitted by LVA Urban Design Studio, with a city staff date of 9/13/17.
 - c. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted LVA Urban Design Studio, with a city staff date of 9/13/17.
 - d. The conceptual landscape plan and wall plan submitted by Andersonbaron, with a city staff date of 9/13/17.
 - e. The Master Environmental Design Concept Plan (MDCP) for Storyrock, 1-MP-2016 with a city staff date of 9/13/17.
 - f. The Circulation Master Plan for Storyrock; submitted by Kimley-Horn, approved on 10/25/17.
 - g. Conceptual Master Drainage Report for Storyrock; submitted by Kimley-Horn, accepted on 9/30/14.
 - h. Case Drainage Report for Storyrock for Phase 1C; submitted by Kimley-Horn, accepted on 10/3/17.
 - i. Water System Basis of Design Report for Storyrock; submitted by Kimley-Horn, accepted on 12/20/16.
 - j. Wastewater System Basis of Design Report for Storyrock; submitted by Kimley-Horn, accepted 12/20/16.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning was: 13-ZN-2014.

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN

Ordinance

- B. All exterior subdivision monuments and interior lot corners are to be set before the final plat is approved. Ordinance Sec. 48-4 & 48-36, Arizona Administrative Code R4-30-301.13
- C. On parcels 35,000 square feet or larger in size, individual lot or site walls shall be setback a minimum of fifteen (15) feet from a side or rear property line unless the parcel is adjacent to an NAOS easement within a separate tract as part of the subdivision. Prior to the issuance of any on-site wall permits, the developer shall demonstrate conformance with this requirement.

DRB Stipulations

- 2. The final plat and final improvement plans shall identify the ownership, use and maintenance responsibilities of any land not used for residential lots.
- 3. The homeowners association shall be responsible for the maintenance of the stormwater basins, drainage structures and tracts. The developer shall note this requirement on the final plat.

STREETS AND RELATED DEDICATIONS:

Ordinance

- D. The owner shall dedicate to the City on the final plat the following right-of-way:

Street Name	Street Type	Dedications
128 th Street -south of Ranch Gate Road	Minor Collector Rural/ESL with Trails	Min. 40 feet of fee title right-of-way along the site frontage (existing varies)
Internal Streets	Local Residential Rural/ESL	Min. 40 feet of fee title right-of-way before the gate

- E. The owner shall identify on the final plat the following:

Street Name	Street Type	Width

Internal Streets	Local Residential Rural/ESL	40-feet-wide
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EASEMENTS DEDICATIONS:

Ordinance

- F. The owner shall dedicate to the City on the final plat a sight distance easement over the sight distance triangle(s) in conformance Section 5.3 of the DSPM.

DRB Stipulations

4. The owner shall dedicate to the City on the final plat a Scenic Corridor Easement for the Scenic Corridor setback width along North 128th Street. The easement shall be a minimum of 100 feet, measured from the right-of-way. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition.
5. 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. Before any building permit is issued for the site, each easement conveyed to the City, separate from a final plat, shall be conveyed by 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.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- G. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

IMPROVEMENT PLANS REQUIREMENTS

WALLS AND FENCES:

DRB Stipulations

7. Walls within an Intersection & Driveway Sight Distance Triangle and/or a Traffic Safety Triangle shall conform to Section 5.3 of the DSPM.

NATURAL AREA OPEN SPACE (NAOS):

DRB Stipulations

8. NAOS that is dedicated over a Public Utility Easement shall be considered as revegetated NAOS.
9. At time final of plat, the owner shall demonstrate that NAOS areas dedicated within 5 feet of any wall shall be considered as revegetated NAOS.

LANDSCAPE DESIGN:

Ordinance

- H. Plant materials that are not indigenous to the area shall not exceed twenty (20) feet in height and shall be limited to yards enclosed by walls or solid fences that are a minimum three (3) feet in height.

DRB Stipulations

10. Prior to the issuance of an encroachment permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

EXTERIOR LIGHTING:

Ordinance

- I. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting)
- J. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield.
- K. Any exterior luminaire with a total initial lumen output of greater than 1600 shall have an integral lighting shield.
- L. Any exterior luminaire with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

11. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
12. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.0-foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 4.0-foot-candles. All exterior luminaires shall be included in this calculation.

- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.1-foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 13. Submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager, or designee.
- 14. Proposed preliminary pads in some locations result in generation of a sump condition. All sump conditions will have to be addressed with development of final plans.
- 15. Multiple locations have small to moderate runoff from undeveloped areas discharging to the roadway. Such discharge has potential of generating perpetual sediment deposition within roadways. All discharge points will need to be addressed with development of final improvement plans.

STREETS AND RELATED IMPROVEMENTS:

Ordinance

- M. Prior to the issuance of an encroachment permit, the owner shall submit plans to construct the following street improvements:

Street Name	Street Type	Improvements	Notes
128 th Street-south of Ranch Gate Road	Minor Collector Rural/ESL with Trails	Full-street construction	The timing of these improvements may be regulated by a Development Agreement.
Internal Streets	Local Residential Rural/ESL	Full Street construction	

- N. At the direction of city staff (Zoning Administer/Chief Development Office), the developer shall post a performance bond for the specified off-site street improvements in a proportionate amount for the first 33% of the lots at the time of the first building permit. The bond amount shall be determined by an engineer's cost estimate for the specified off-site street improvements submitted by the applicant and approved by city staff. After the first 33% of the lots have received building permits, the developer shall be notified by the City (Zoning Administer/Chief Development Office) that the performance bond is being called. The developer shall be given the option to allow the performance bond to be called or to provide funds equal to the in-lieu amount due (33% of the improvements) to the City to be used to construct a portion of the specified street improvements.

Additionally, after the first 33% of the lots have received building permits, a proportionate in-lieu amount for each subsequent plat, and associated lots, shall be paid, at the time of final plat recordation, by the applicant/developer to the City to be used to construct the specified off-site street improvements. This requirement may be clarified by a Development Agreement.

- O. In conformance with the results of the traffic impact study submitted for the proposed development, the applicant shall be responsible for the following off-site street improvements:
 - a. Happy Valley Road/118th Street - Complete Happy Valley Road/118th Street to a full four lane roadway to the Minor Arterial Rural/ESL street standard from Whispering Wind Drive to Ranch Gate Road. The street cross section shall be consistent with the existing half-street improvements near Whispering Wind Drive and include a transition to the existing improvements north of Ranch Gate Road. This requirement may be clarified by a Development Agreement.
 - b. Happy Valley Road and Alma School Road Intersection – Enhance the existing stop controlled Happy Valley Road and Alma School Road intersection by constructing a roundabout or traffic signal. The design shall be based upon traffic engineering analysis at the intersection using the projected traffic volumes included in the traffic impact study or provided by the City of Scottsdale. This requirement may be clarified by a Development Agreement.

BRIDGES/WASH CROSSINGS AND HEAD WALLS:

DRB Stipulations

- 16. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

WATER AND WASTEWATER STIPULATIONS

DRB Stipulations

- 17. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main and removed pursuant to the Water Resources Services Department requirements.
- 18. The improvement plans shall be consistent with approved Water and Wastewater Basis of Design reports except that water and sewer facilities shall be located within tracts or right of way where feasible without negatively impacting development requirements. Dedication language for any water and sewer facility easements shall include provisions addressing the limits of the City's responsibilities for in-kind construction, maintenance and replacement of on-site improvements and establishing that the property owner is responsible for construction, maintenance and replacement costs in excess of the City's responsibility. Trees shall be prohibited within any sewer or water facility easements on lots.
- 19. Improvement plans for the waterline extension along Alameda Road, from Sereno Canyon's existing stub out west of 128th to its eastern most termination along Alameda

Road within Storyrock Phase 1C and along 128th Street from northern limits of Storyrock Phase 1A to southern limits of Storyrock Phase 3A, shall be submitted and approved prior to, or with, final plat approval of Storyrock Phase 3A. All City covenant to construct and assurance requirements shall apply to this off-site improvement as if it were a part of this plat, should the construction of Storyrock Phase 3A precede completion of this waterline extension by a preceding Storyrock Phase.

McDowell Sonoran Preserve

McDowell Sonoran Preserve

**Single-Family Residential
Environmentally-Sensitive Land**

**Resort/
Townhouse
Residential
Environmentally-
Sensitive Land**

5-PP-2016
E. Happy Valley Road

5-PP-2016#2

5-PP-2016#3

Alameda Alignment

5-PP-2016#4

5-PP-2016#5

**Single-Family Residential
Environmentally-Sensitive Land**

E. Pinnacle Peak Road

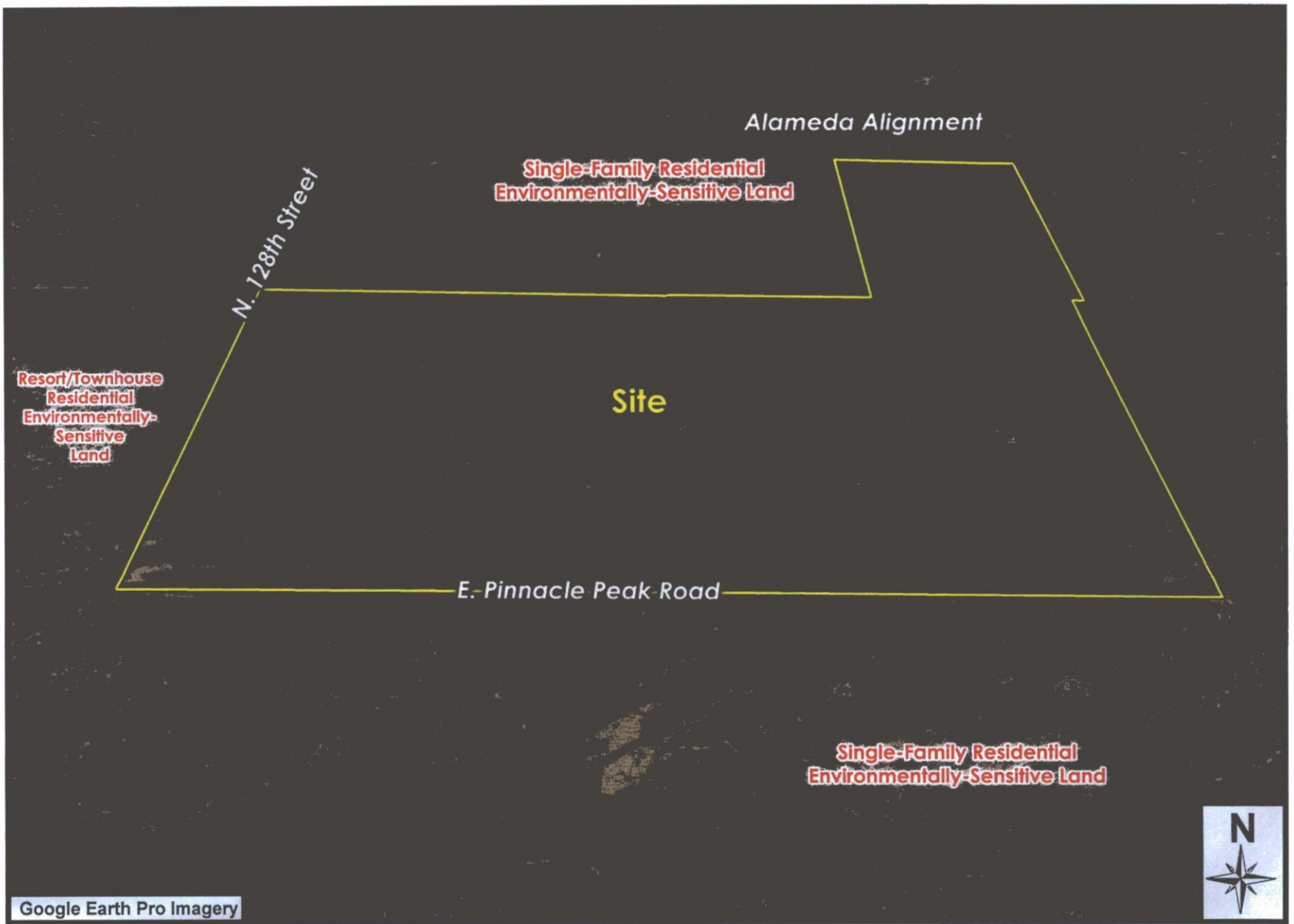
**Single-Family Residential
Environmentally-Sensitive Land**

Google Earth Pro Imagery



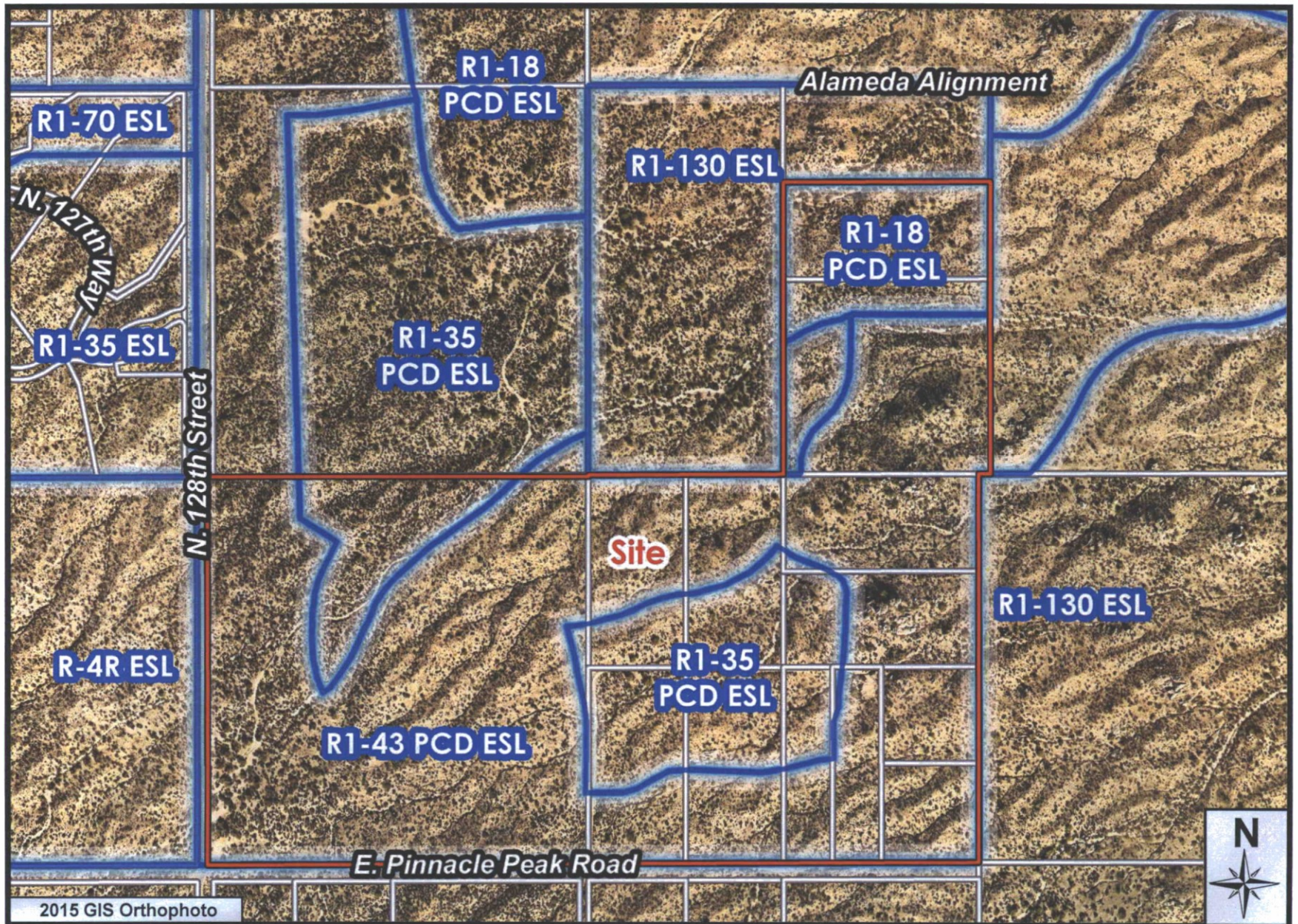
Storyrock Phase 3A

5-PP-2016#5



Storyrock Phase 3A

5-PP-2016#5



Storyrock Phase 3A

5-PP-2016#5



STORYROCK

Phase 3A

PROJECT NARRATIVE

286-PA-2015

5-PP-2016 #5

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

Introduction

STORYROCK PHASE 3A is part of the proposed 443 lot STORYROCK master planned community located in north Scottsdale, just 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 3A will be an upscale neighborhood consisting of 78 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 96.11 acre STORYROCK PHASE 3A community in context with the 2001 Scottsdale General Plan, Dynamite Foothills Character Area Plan, Environmentally Sensitive Land Ordinance, and Scottsdale's Design Principles.

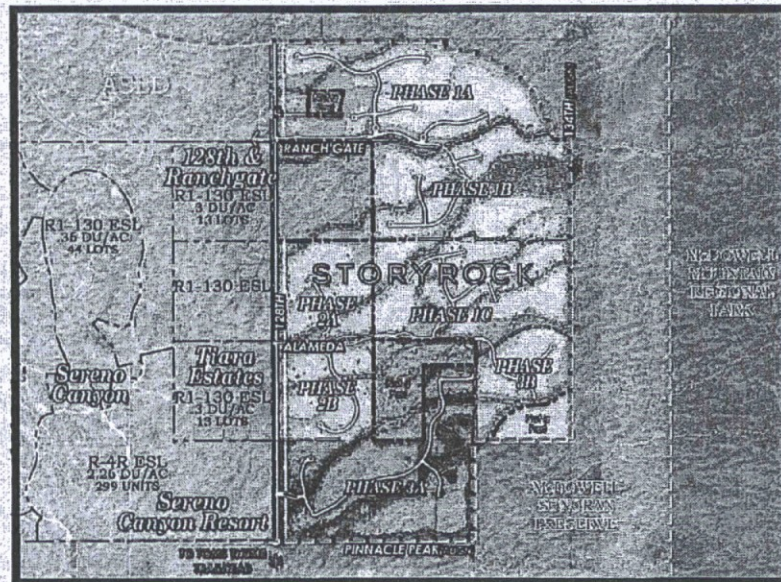


Figure 1 - Vicinity Map

Location

The 96.11 acre PHASE 3A 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. Portions of fourteen parcels (217-01-004C, -004D, -005E, -005F, -005C, -005D, -005H, -005J, -005K, -005L, -005M, -005N, -009G, -009N) make up the proposed community. These parcels are currently vacant and in their natural rural desert condition. The surrounding adjacent uses are as follows:

Narrative

STORYROCK

Phase 3A

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

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 3A 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

Narrative

STORYROCK

Phase 3A

preserving natural environmental features and providing approximately half of overall STORYROCK Master Plan Area as open space.

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 3A neighborhood contains a variety of comparable zoning districts (R1-18, R1-35 & 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 3A 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 3A includes 78 lots altogether of which 6 lots, on 10.62 acres (Tract S & T), is to be platted at a later date through an additional application. The current proposed 72 lot 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

Narrative

STORYROCK

Phase 3A

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 through a vehicular gate. The proposed private local internal street meanders through the natural 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 52.17 acres (54%) of Natural Area Open Space, contributing to approximately half of the overall STORYROCK Master Plan Area being open space. The open space areas include a one hundred foot wide Scenic Corridor along 128th Street, 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%

Narrative

STORYROCK

Phase 3A

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.

Narrative

STORYROCK

Phase 3A

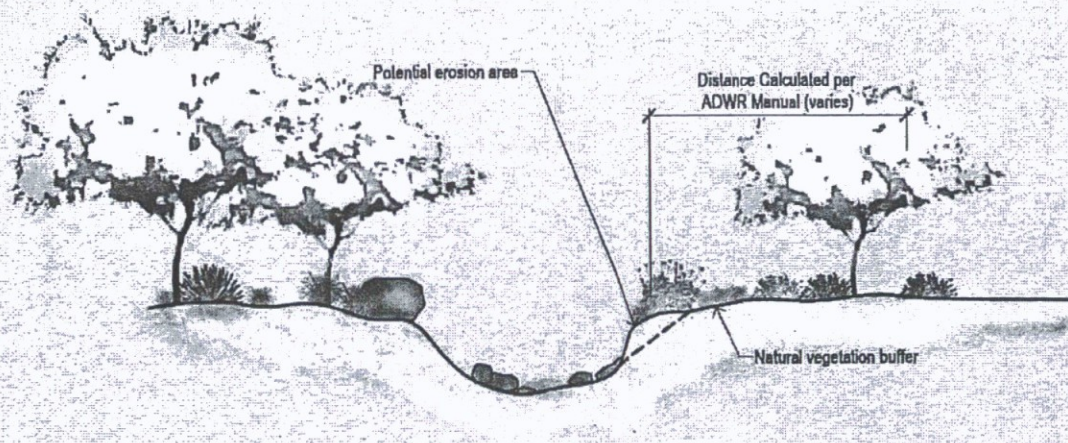


Figure 2 - Development Setback

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.

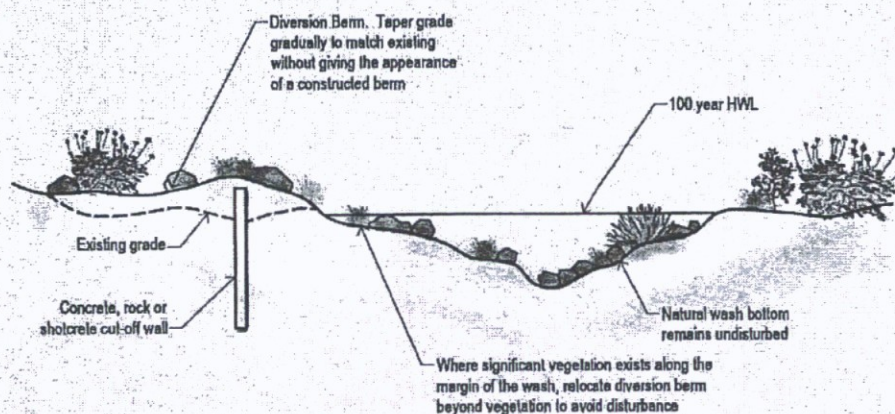


Figure 3 - Erosion Protection

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.

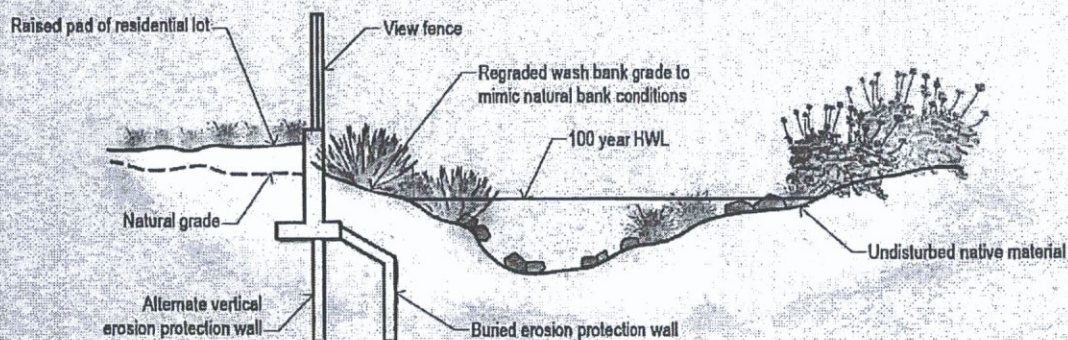


Figure 4 – Erosion Protection Wall

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 3A and the surrounding area.

SCOTTSDALE'S SIX GUIDING PRINCIPLES

STORYROCK PHASE 3A 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

Approval of the STORYROCK PHASE 3A 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 south and east of the proposed development, provides dedicated outdoor open space throughout the area and is supported and continued through STORYROCK PHASE 3A. 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 3A can continue the commitment Scottsdale has made to open space.

2) Enhance Neighborhoods

STORYROCK PHASE 3A 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 3A'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 3A 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 3A 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 3A 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 3A 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 3A 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 3A is surrounded by existing trails allowing pedestrian access to the beauty of the natural desert. The 78 lot (inclusive of Tract S & T) community, adjacent to the McDowell Sonoran Preserve will utilize the

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recreation 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 3A'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 3A 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 long-term 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 3A 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 3A, 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 3A 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 3A 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 3A 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 3A 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 3A 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 3A 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 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 feet 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 3A 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 3A 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 3A 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 3A 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 3A 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 3A is surrounded by trails and bike paths throughout the Sonoran Preserve. This location will allow residents alternative modes of transportation and opportunities for social contact 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 3A 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 3A 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 3A 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 3A. 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 of the Site being designated open space within the STORYROCK Master Plan Area will allow STORYROCK PHASE 3A 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 3A 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 3A 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 3A 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 3A 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 3A 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 3A'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 3A 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.

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 78 lot

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community (inclusive of Tract S & T) 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 3A 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.

- 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 3A 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).

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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)~~ feet 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

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)~~ 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.

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.

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.

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.

Narrative

STORYROCK

Phase 3A

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.

Narrative

Phase 3A

STORYROCK

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

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

1. 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.

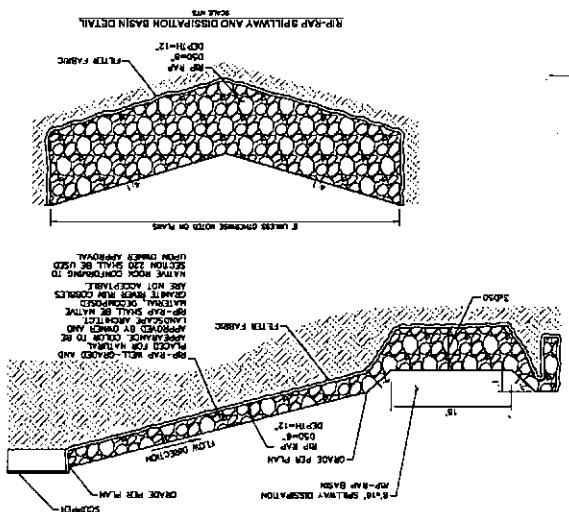
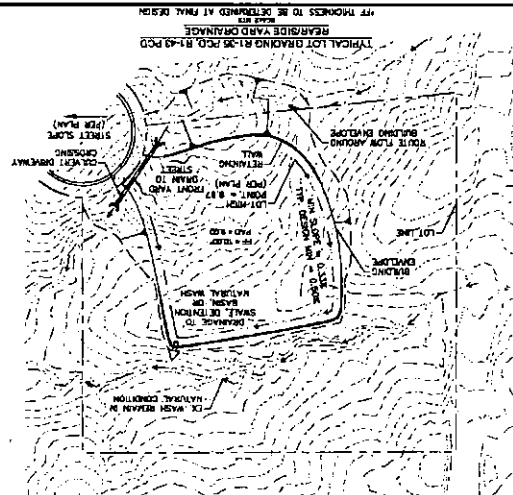
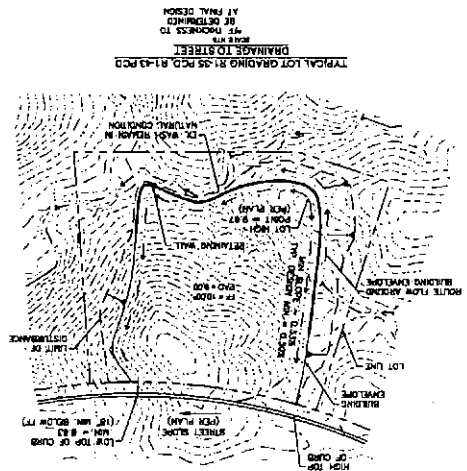
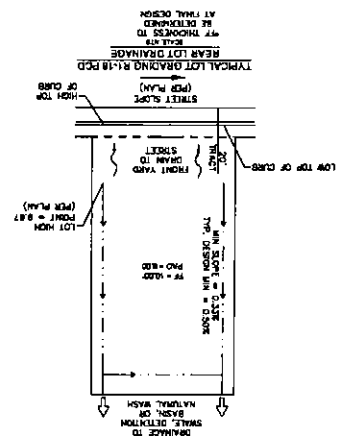
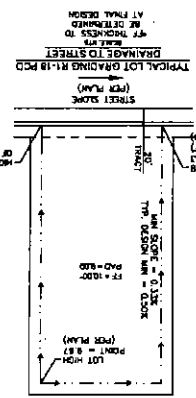
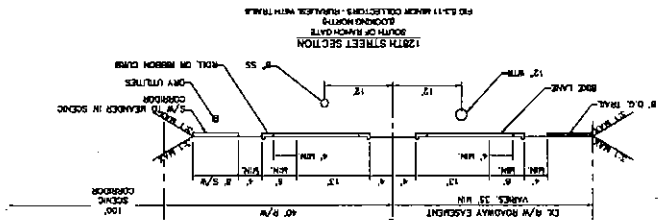
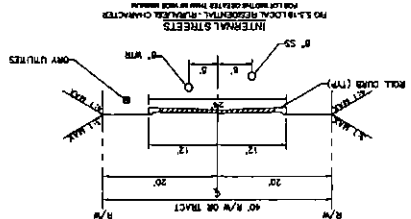
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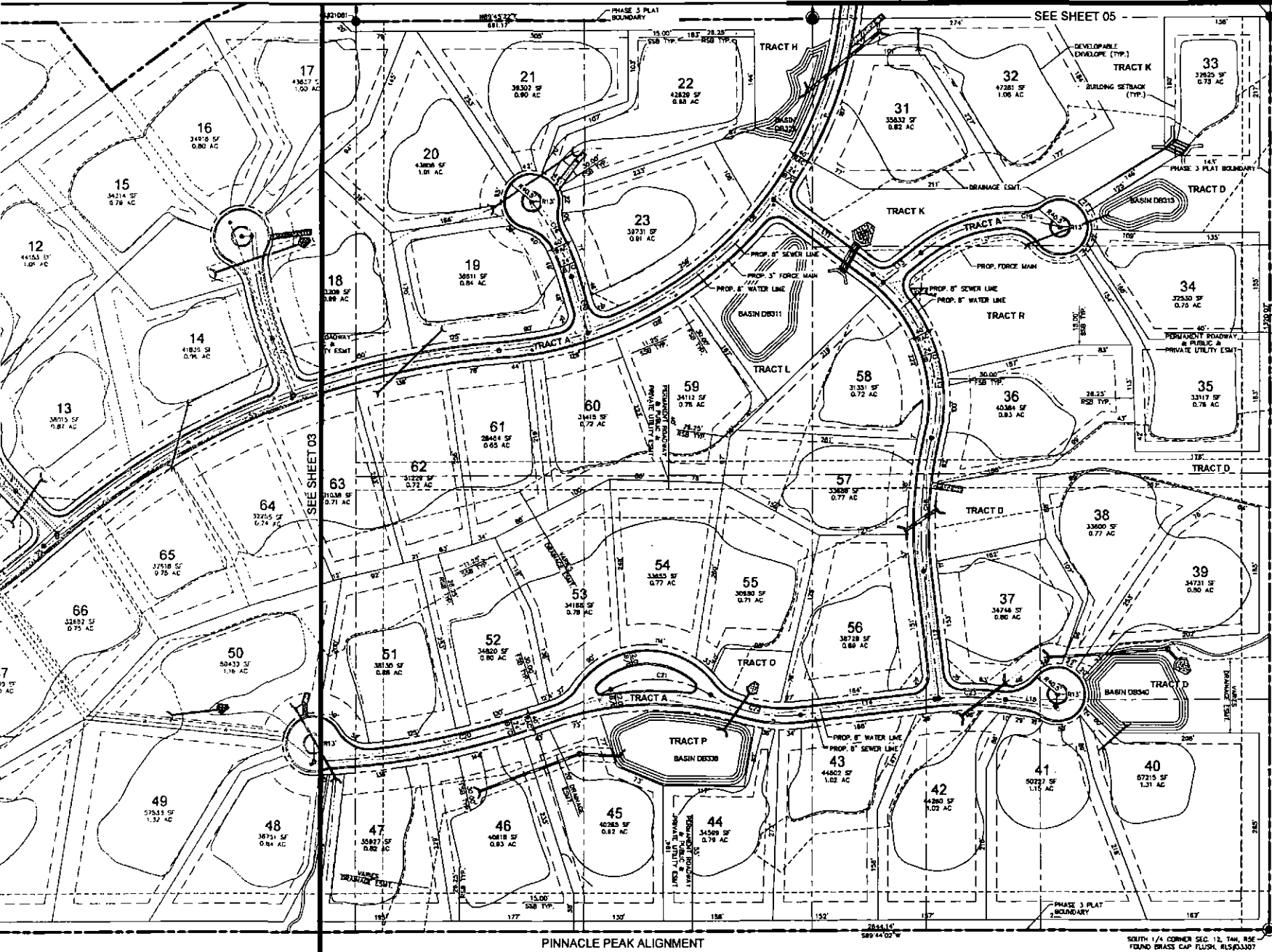
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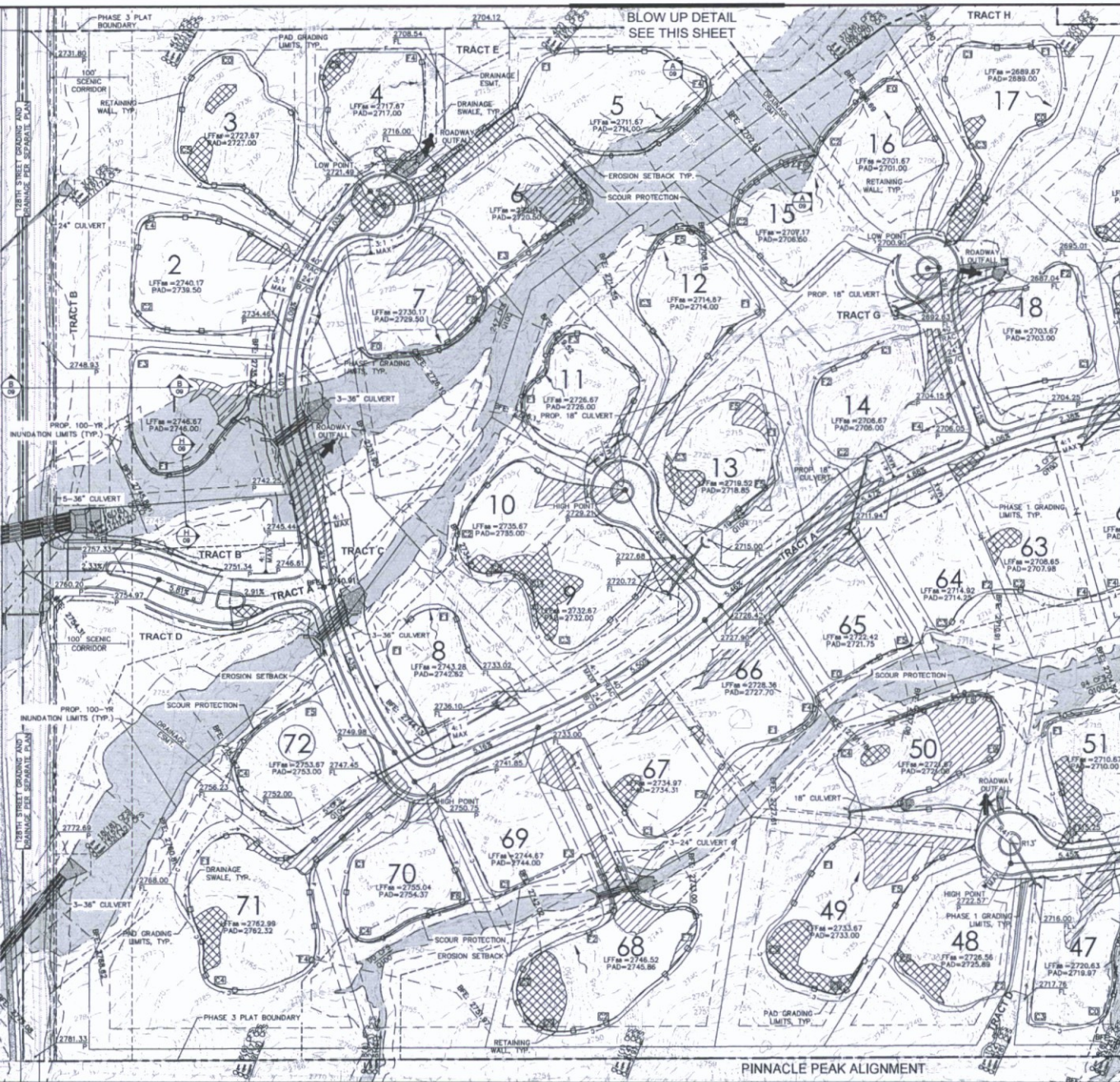
The provisions of article VIII shall apply.

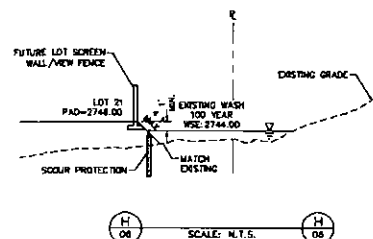
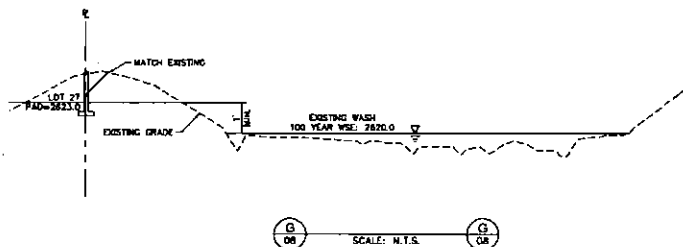
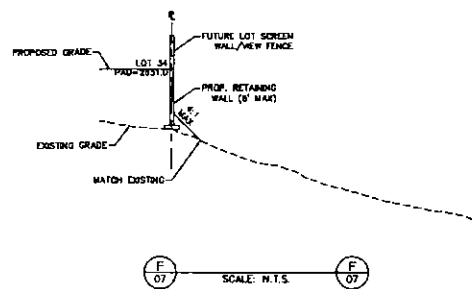
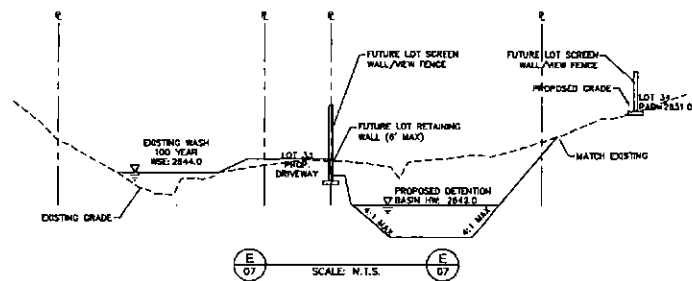
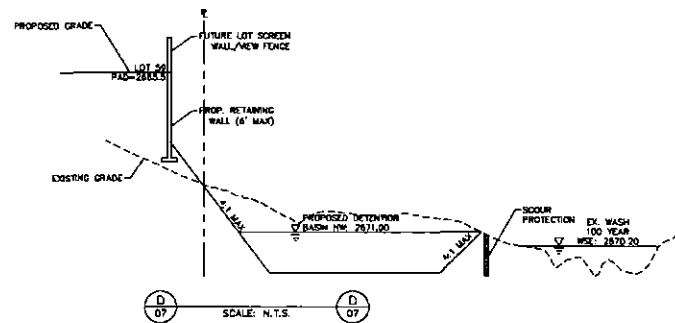
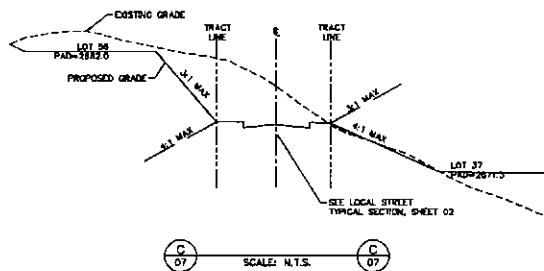
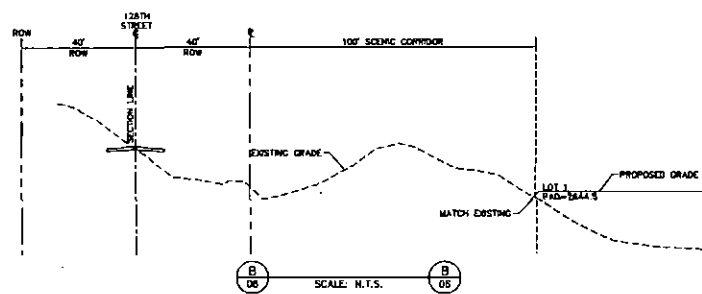
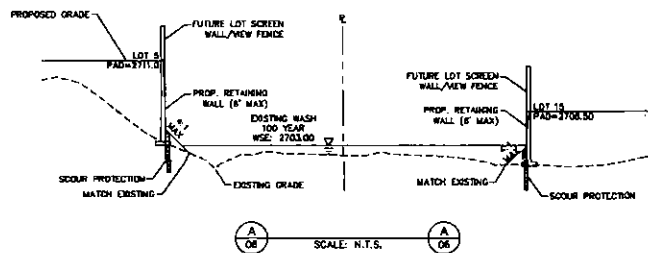
{Ord. No. 2470, § 1, 6-16-92}

ATTACHMENT 5

[illegible][illegible]







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) feet~~ 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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STORYROCK

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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.

Narrative

STORY ROCK

Phase 3A

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.

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.

Narrative

STORYROCK

Phase 3A

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.

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.

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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Page 3A

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.

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)

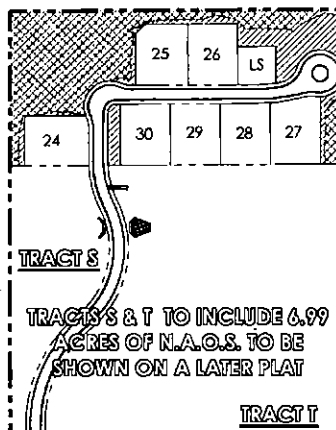
Sec. 5.036. Signs.

The provisions of article VIII shall apply.

(Ord. No. 2470, § 1, 6-16-92)

5-DIGIT BLOCK TOTAL MAOS					
	GROSS AC.	MAOS REQ. PER MCCOPY	MAOS PROV.	% MAOS	% MAOS 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.	34.13 AC.	37.09 AC.	47%	97%
PHASE 2 AND PHASE 3A	80.19 AC.	35.38 AC.	35.38 AC.	44%	59%
PHASE 3B	96.13 AC.	52.17 AC.	52.28 AC.	54%	28%
PHASE 3C	30.02 AC.	13.75 AC.	15.75 AC.	66%	15%
TOTAL	461.79 AC.	226.65 AC.	232.59 AC.	50%	53%

- - - - GROSS SITE BOUNDARY
 - - - - NET SITE BOUNDARY
 N.A.O.S. UNDISTURBED
 N.A.O.S. REVEGETATED
 N.A.O.S. SCARRED
 ENHANCED DESERT OPEN SPACE

[illegible]

NOTE: ON-LOT & TRACT NAOS CALCULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE ON FINAL ENGINEERING DESIGN AND POTENTIAL FUTURE PRODUCT DEVELOPMENT. THE SHED NAOS, WHETHER IT BE FROM LOT TO LOT OR INTO COMMON TRACTS MAY BE ADJUSTED AT A 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 LOTS TO MEET MIN. LOT SIZE DIMENSION.

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STORYBOOK

PHASE 3A - NAOS PLAN

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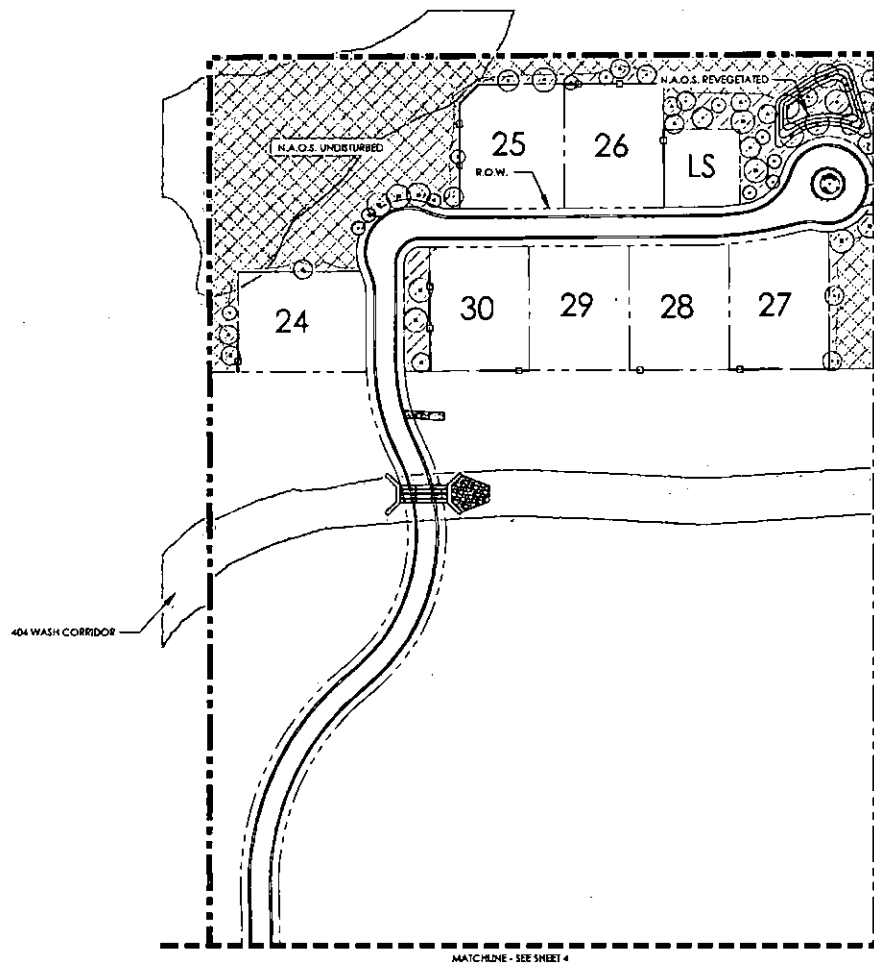
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APPROX. SCALE: 1"=120'

1414.4 DRAWN BY: AW

1474.4 DRAWN BY: AY 31
REV. 02
REV. 00

ATTACHMENT 7



N.A.O.S. LEGEND

	N.A.O.S. UNDISTURBED
	N.A.O.S. REVEGETATED
	N.A.O.S. SCARRED
	ENHANCED DESERT OPEN SPACE

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STORY-ROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 3A
 SHEET 2 OF 12

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 PROJECT: 1414.0A PHASE 3A LANDSCAPE DESIGN - 1414.0A CONCEPT 15 PLAN 30-100 - 10/12/2017

PLANTING LEGEND

	TYPE	WHITE THORN ACACIA	MIN. 3/4"
	ACACIA ANEURA	CATCLAW ACACIA	3/4" CA
	ACACIA GREGGII	SWEET ACACIA	3/4" CA
	ACACIA FARNESIANA	SHOESTRING ACACIA	3/4" CA
	ACACIA STENOPHYLLA	BLUE PALO VERDE	3" CA
	PARKINSONIA FLORIDA	DESERT MUSEUM PALO VERDE	3" CA
	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	1.5" CA
	CHILIPSE LINEARIS	DESERT WILLOW	1.5" CA
	PHYTICELOCEUM FLEXICAULE	TEXAS EBONY	1.5" CA
	PROSOPIS VELUTINA	VELVET MESQUITE	1.5" CA
	SOPHORA SECUNDFLORA	TEXAS MOUNTAIN LAUREL	1.5" CA
	SHRUB & ACCENT	CENTURY PLANT	MIN. 3/4"
	AGAVE SP.	ALOE	3" GAL
	AMORPHOSA DELTOIDEA	BURRAGE	3" GAL
	ARTIMPLEX SP.	QUAIL BUSH	3" GAL
	CALLIANDRA BIPHYLLA	PINK FERRY DUSTER	3" GAL
	CASUALPINKA MEXICANA	SAGUARO	3" GAL
	CHRYSOACTINIA MEXICANA	AMERICAN BIRD OF PARADISE	3" GAL
	CORDIA SP.	DIAMANTIA	1" GAL
	DASYLIRION WHEELERII	TEXAS OLIVE	3" GAL
	EPHEDRA FASCICULATA	DESERT SPOON	3" GAL
	FEROCACTUS CRUSONII	MORMON TEA	3" GAL
	ERICACERIA LANCEOLATA	GOLDEN BARREL CACTUS	3" GAL
	FEROCACTUS WISLIZENII	TURPENTINE BUSH	3" GAL
	HEPERALOE SP.	BARREL CACTUS	3" GAL
	JUSTICIA CALIFORNICA	HESPERALOE	3" GAL
	LEUCOPHYLLUM SP.	CHUPAROSA	3" GAL
	MULLENBERGIA CAPILLARE	TEXAS BAMBER	3" GAL
	NOLINA MICROCARPA	REGAL MIST	3" GAL
	OPUNTIA BIGELOWII	BEAR GRASS	3" GAL
	OPUNTIA ENGELMANNI	TEDDY BEAR CHOLLA	3" GAL
	OPUNTIA RUPESTRIS	ENGELMANN'S PRICKLY PEAR	3" GAL
	OPUNTIA LEPTOCALUS	CHARN FRUIT CHOLLA	3" GAL
	PENSTEMON SP.	CHRISTMAS CACTUS	3" GAL
	SALVIA SP.	PENSTEMON	1" GAL
	SHAMONEDIA CHINENSIS	SAGE	3" GAL
	SPHAERALCEA SP.	JUJUBA	3" GAL
	VIQUERIA DELTOIDEA	GLOBEMALLOW	1" GAL
	YUCCA SP.	GOLDEN EYE	3" GAL
	GROUND-COVERS	YUCCA	3" GAL
	BAILEYA MULTIRADIATA	DESERT MARIGOLD	1" GAL
	DALEA SP.	INDIGO BUSH	1" GAL
	DROSANTHEMUM SPECIOSUM	RED ICE PLANT	1" GAL
	EUPHORBIA ANTEPHYLLOICA	CANDELILLA WAX	1" GAL
	QUAARA LINDBERGERI	QUAARA	1" GAL
	HYMENOPHYLLA ACALUUS	ANGELITA DASY	1" GAL
	LANTANA CAMARA "RADIATION"	BUSH LANTANA	1" GAL
	LANTANA MONTENSIS	TRAILING LANTANA	1" GAL
	MELAMPYRUM LEUCANTHUM	SLACKFOOT DASY	1" GAL
	OENOTHERA SP.	EVENING PRIMROSE	1" GAL
	PSILOSTROPHUS COOPERI	PAPERFLOWER	1" GAL
	TEUCRIUM FRUTICOSUM	BUSH GERMANDER	1" GAL
	VERBENA SP.	BUSH VERBENA	1" GAL
	ZINNIA GRANDIFLORA	PRAIRIE ZINNIA	1" GAL
	ROCK MATERIALS	TO MATCH ON-SITE ROCK COLOR	
	SURFACE SELECT BOULDERS	IN ALL PLANTING AREAS	
	RAISED NATIVE SOIL	SEE	
	DECOMPOSED GRANITE	SEE	
	REVEGETATED N.A.O.S. AND ENHANCED DESERT OPEN SPACE TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIALS, PLANT MATERIAL AS LISTED ABOVE AND HYDROPOSED MIX. AREAS AND LOCATIONS TO BE DETERMINED AT FINAL PLAN SUBMITTAL.		



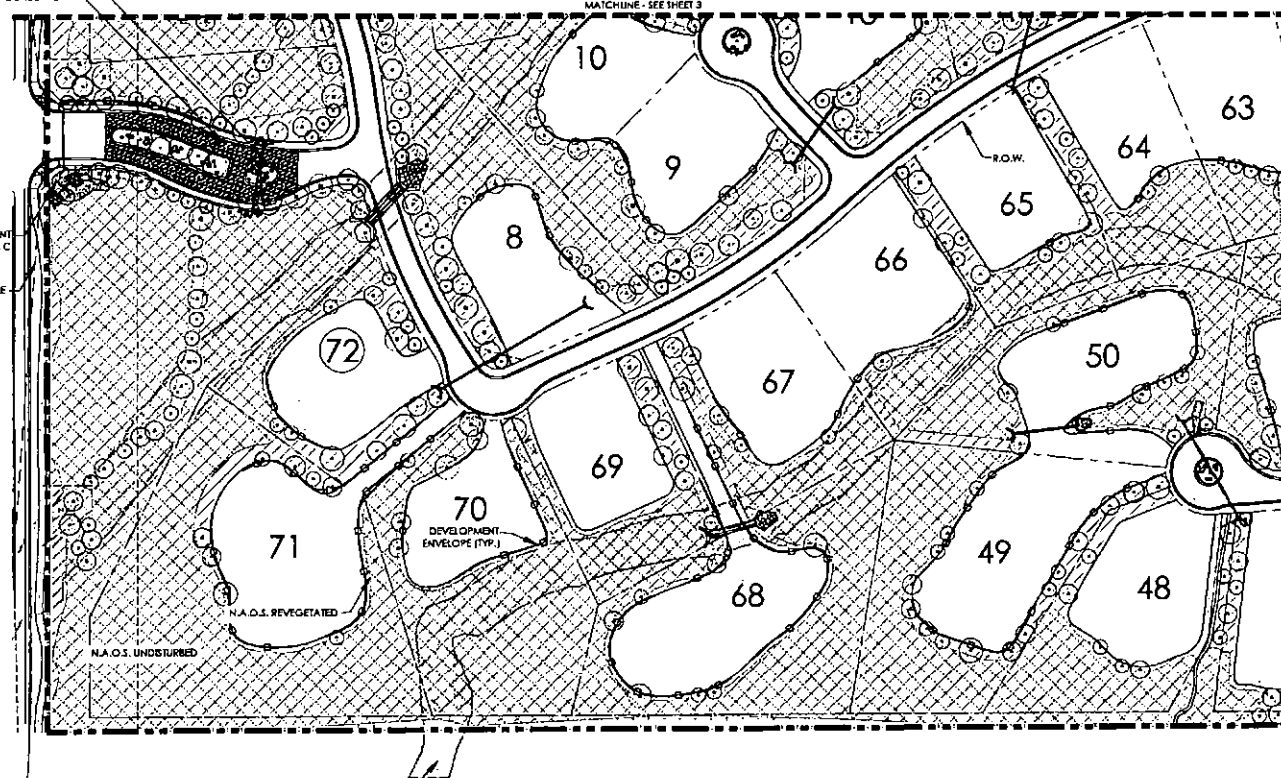
APPROX. SCALE: 1"=60'
 1414.0A DRAWN BY: LT

ENTRY GATE A
SEE SHEET 7, DETAIL B
CIRCULAR ACCENT PAVING
EXPOSED AGGREGATE

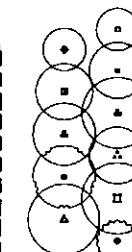
MATCHLINE - SEE SHEET 3

RY MONUMENT
SEE SHEET 7, DETAIL C

ANCE TRIANGLE



404 WASH CORRIDOR



PLANTING LEGEND

TREES	MIN. SIZE
ACACIA ANEURA	WHITE THORN ACACIA 3/4" CA
ACACIA GREGGII	CATCLAW ACACIA 3/4" CA
ACACIA FARNESIANA	SWEET ACACIA 3/4" CA
ACACIA STENOPHYLLA	SHOESTRING ACACIA 3/4" CA
PARKINSONIA FLORIDA	BLUE PALM VERDE 3" CAL
PARKINSONIA DESERT MUSEUM	DESERT MUSEUM PALM VERDE 3" CAL
PARKINSONIA MICROPHYLLA	FOOTHILLS PALM VERDE 1.5" CAL
CHLOPS LINEARIS	DESERT WILLOW 1.5" CAL
PITHECCELLODENDRON FLEXICAULE	TEXAS EBONY 1.5" CAL
PROSOPIS VELUTINA	VELVET MESQUITE 1.5" CAL
SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL 1.5" CAL
SHRUBS & ACCEDES	MIN. SIZE
AGAVE SP.	CENTURY PLANT 5 GAL
ALOE SP.	ALOE 5 GAL
AMEROSIA DELTOIDEA	BURSAGE 5 GAL
ARTIFEX SP.	QUAIL BUSH 3 GAL
CALAMAGROSTIS MICROPHYLLA	PAINE FARM DUSTER 3 GAL
CARYOPHYLLA GIGANTEA	SACUARO 3 GAL
CASALPINA MEXICANA	MEXICAN BIRD OF PARADISE 3 GAL
CHRYSALIS MEXICANA	DAMAZITA 1 GAL
CORDIA SP.	TEXAS OLIVE 3 GAL
DASTURD WHEELER	DESERT SPOON 5 GAL
EPHEDRA FASCICULATA	MORMON TEA 5 GAL
FEROCACCTUS GIBBOSUS	GOLDEN BARREL CACTUS 5 GAL
FEROCACCTUS LARICIFOLIA	TURPENTINE BUSH 5 GAL
FEROCACCTUS WILSONII	BARREL CACTUS 3 GAL
HESPERALOE SP.	HESPERALOE 5 GAL
JUSTICIA CALIFORNICA	CHALK PEAR 3 GAL
LEUCOPHYLLUM SP.	TEXAS RANGER 5 GAL
MULLENBERGIA CAPILLARIS	REGAL MIST 5 GAL
NOLINA MICROCARPA	BEAR GRASS 5 GAL
OPUNTIA BIGELOWII	TEDDY BEAR CHolla 5 GAL
OPUNTIA ENGELMANNI	ENGELMANN'S PRICKLY PEAR 5 GAL
OPUNTIA FULGIDA	CHARN FRUIT CHolla 5 GAL
OPUNTIA LEPTOCAULIS	CHRISTMAS CACTUS 5 GAL
PENTSTEMON SP.	PENTSTEMON 1 GAL
SAIYA SP.	SAGE 5 GAL
SHAWNEA CHINESE	JOYCE 5 GAL
SPHAERALCEA SP.	GLOBEMALLOW 1 GAL
YUCCA DELTOIDEA	GOLDEN YUCCA 5 GAL
YUCCA SP.	YUCCA 5 GAL
OPUNTIA ESCOVERTS	MIN. SIZE
BAILEYA MULTIRADIATA	DESERT MARICOCH 1 GAL
DALEA SP.	INDIGO BUSH 1 GAL
DROSANTHEMUM SPECIOSUM	RED ICE PLANT 1 GAL
EUPHORBIA ANTISTHEMICA	CANDELLA WAX 1 GAL
QUAUA UNDOUSI	QUAUA 1 GAL
HYMENOCYSS ACALE	ANGELITA DART 1 GAL
LANTANA CAMARA "RADIATION"	BUSH LANTANA 1 GAL
LANTANA MONTIDENSIS	TRAILING LANTANA 1 GAL
MELAMPYRUM LEUCANTHEMUM	BLACKFOOT DART 1 GAL
OLENTHERA SP.	EVENING PRIMROSE 1 GAL
PSILOSTROPHE COOPERI	PAPERFLOWER 1 GAL
TEUCRIUM FRUTICANS	BUSH OERMANDER 1 GAL
VERBENA SP.	BUSH VERBENA 1 GAL
ZINNA GRANDIFLORA	PRAIRIE ZINNA 1 GAL
ROCK MATERIALS	
TO MATCH ON-SITE ROCK COLOR	
IN ALL PLANTING AREAS	
DECOMPOSED GRANITE	SIZE
REVEGETATED HILLS AND ENHANCED DESERT OPEN SPACE TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIALS, PLANT MATERIALS LISTED ABOVE AND HYDROSEEDING AREAS AND LOCATIONS TO BE DETERMINED AT FINAL PLAN SUBMITTAL.	

N.A.O.S. LEGEND

N.A.O.S. UNDISTURBED
N.A.O.S. REVEGETATED
N.A.O.S. SCARRED
ENHANCED DESERT OPEN SPACE

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STORY-ROCK

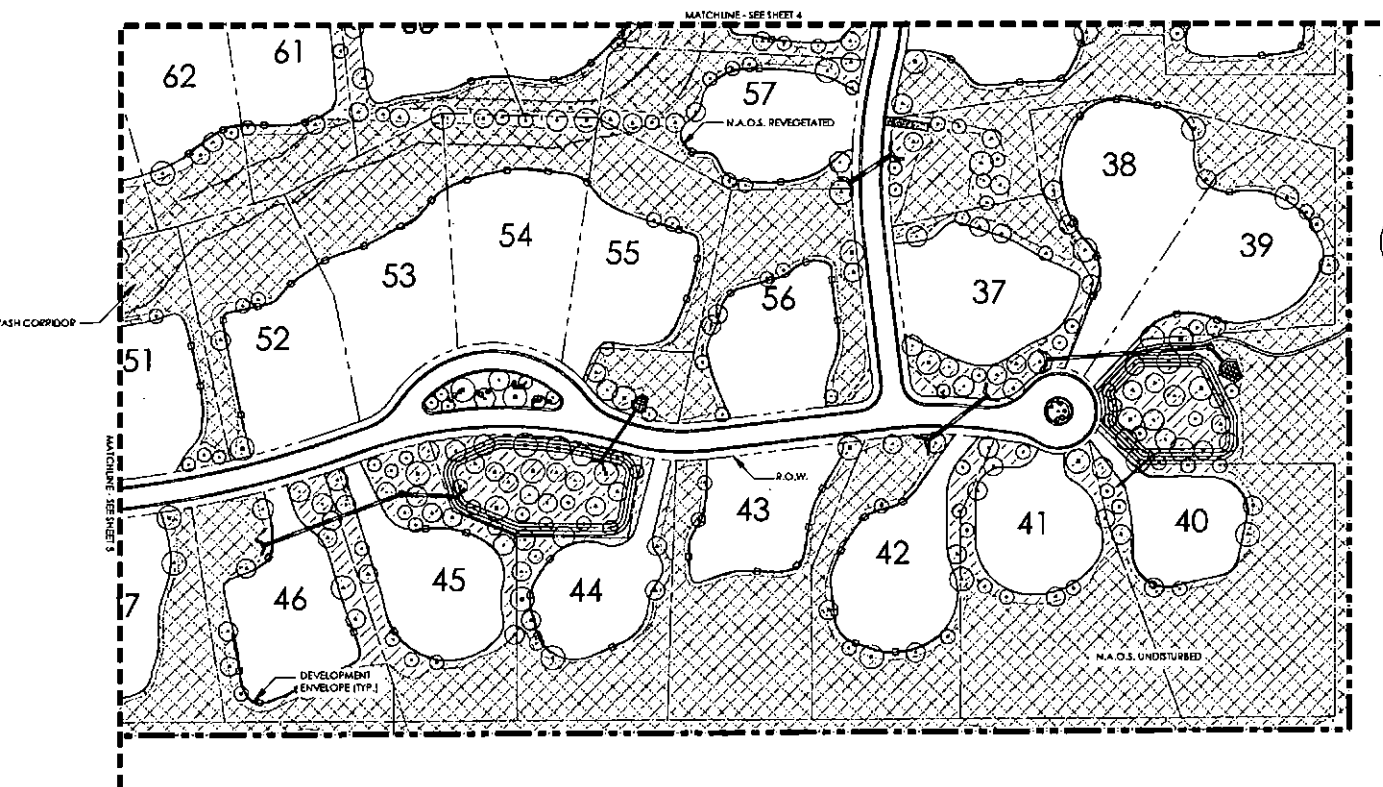
CONCEPTUAL LANDSCAPE PLAN-PHASE 3A
SHEET 5 OF 12

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APPROX. SCALE: 1"=200'
1414.4A DRAWN BY: LT



PLANTING LEGEND

MIN. SIZE	MIN. SIZE
ACACIA ANEURA	WHITE THORN ACACIA 3/4" CA
ACACIA GREGGII	CATCLAW ACACIA 3/4" CA
ACACIA FARNESIANA	SWEET ACACIA 3/4" CA
ACACIA STEPHENII	SHOESTRING ACACIA 3/4" CA
PARSONSONIA FLORIDA	BLUE PALO VERDE 3" CAL
PARSONSONIA FLORIDA	DESERT MUSEUM PALO VERDE 3" CAL
PARSONSONIA MICROPHYLLA	FOOTHILLS PALO VERDE 1.5" CA
CHILOPSIS LINEARIS	DESERT WILLOW 1.5" CA
PITHHELOBIUM FLECOCAULE	TEXAS EBONY 1.5" CA
PROSOPIS VELUTINA	VELVET MESQUITE 1.5" CA
SOPHORA SECUNDFLORA	TEXAS MOUNTAIN LAUREL 1.5" CA
MIN. SIZE	MIN. SIZE
AGAVE SP.	CENTURY PLANT 5 GAL
ALOE SP.	ALOE 5 GAL
AMEROPSIA DELTOIDEA	BURJACK 5 GAL
ARTIFEX SP.	QUAIL BUSH 5 GAL
CALLANDERA EPICPHYLLA	PINK FERRY CUSTER 5 GAL
CARNEGIEA GIGANTEA	SAQUARO 5 GAL
CASALPINA MEXICANA	MEXICAN BIRD OF PARADISE 5 GAL
CHRYSACINIA MEXICANA	DAMAZITA 1 GAL
CORDIA SP.	TEXAS OLIVE 5 GAL
DASYLIRION WHEELERI	DESERT SPOON 5 GAL
EPHEDRA FASCICULATA	MORMON TEA 5 GAL
FEROCACIUS GRUSONII	GOLDEN BARREL CACTUS 5 GAL
FEROCACIUS WISLIZENI	TURPENTINE BUSH 5 GAL
HEPERALOE SP.	BARREL CACTUS 5 GAL
JUSTICIA CALIFORNICA	HEPERALOE 5 GAL
LEUCOPHYLLUM SP.	CHUPAROSA 5 GAL
MUNHBERGIA CAPILLARS	TEXAS RANGER 5 GAL
NOUNA MICROCARPA	"REGAL MIST" 5 GAL
OPUNTIA BIGELOWII	SEAP GRASS 5 GAL
OPUNTIA ENGELMANNI	TEDDY BEAR CHOLLA 5 GAL
OPUNTIA FULGIDA	ENGELMANN'S PRICKLY PEAR 5 GAL
OPUNTIA LEPTOCALUS	CHAIN FRUIT CHOLLA 5 GAL
PENTSTEMON SP.	CHRISTMAS CACTUS 5 GAL
SALVIA SP.	PENSTEMON 1 GAL
SHANNONSSIA CHINESE	SAGE 5 GAL
SPHAGNACEA SP.	JOJOBA 5 GAL
VIGUIERA DELTOIDEA	GLOMERALLOWS 1 GAL
YUCCA SP.	GOLDEN EYE 5 GAL
MIN. SIZE	MIN. SIZE
BAILEYA MULTIRADIATA	DESERT MARIGOLD 1 GAL
DALEA SP.	INDIGO BUSH 1 GAL
DROSANTHEMUM SPECIOSUM	RED ICE PLANT 1 GAL
EUPHORBIA ANTISTHYLITICA	CANDELLA WAX 1 GAL
GUARA UNIDENSIFLORA	GUARA 1 GAL
HYMENOCYSS ACALUS	ANGELITA DASY 1 GAL
LANTANA CAMARA "WAGTAIL"	BUSH LANTANA 1 GAL
LANTANA MONTIVIDENSIS	TRAILING LANTANA 1 GAL
MELAMPODIUM LEUCANTHIUM	BLACKFOOT DASY 1 GAL
OSNOTHERA SP.	EVENING PRIMROSE 1 GAL
PSILOSTROPHIS COOPERI	PAPERFLOWER 1 GAL
TEUCRIUM FRUTICANS	BUSH GERMANDER 1 GAL
VERBENA SP.	BUSH VERBENA 1 GAL
ZINNIA GRANDIFLORA	PRAIRIE INNKA 1 GAL
MIN. SIZE	MIN. SIZE
SURFACE SELECT BOULDERS	TO MATCH ON-SITE ROCK COLOR
RAKED NATIVE SOIL	IN ALL PLANTING AREAS
DECOMPOSED GRANITE	SIZE
REVEGETATED NACS AND ENHANCED DESERT OPEN SPACE TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIALS, PLANT MATERIAL AS LISTED ABOVE AND HYDROSEED MIX. AREAS AND LOCATIONS TO BE DETERMINED AT FINAL PLANTING MATERIAL.	

N.A.O.S. LEGEND

N.A.O.S. UNDISTURBED
N.A.O.S. REVEGETATED
N.A.O.S. SCARRED
ENHANCED DESERT OPEN SPACE

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STORY ROCK

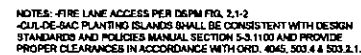
CONCEPTUAL LANDSCAPE PLAN-PHASE 3A
 SHEET 6 OF 12

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 PROJECT: 1414-04 PHASE 3A CONCEPTUAL LANDSCAPE PLAN-PHASE 3A SHEET 6 OF 12 DATE: 07/12/2017



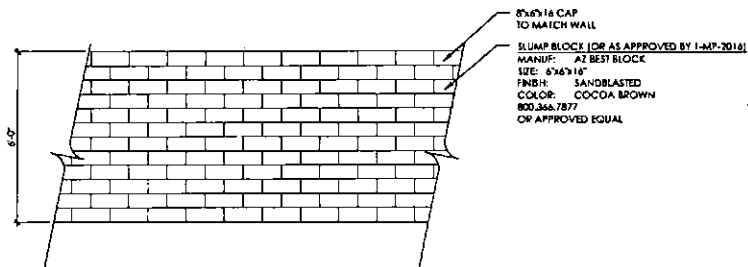
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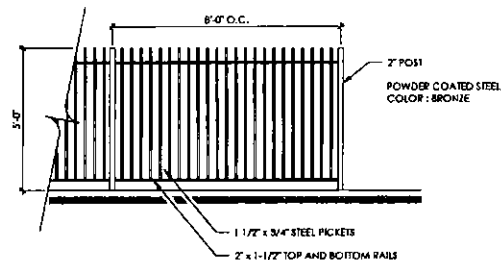
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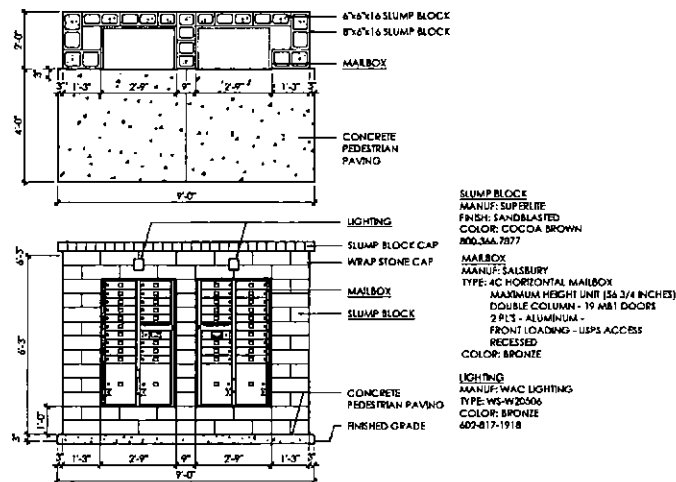
1414.4A DRAWN BY: LT



1 THEME WALL
SCALE: 1/2" = 1'-0"



2 VIEW FENCE
SCALE: 1/2" = 1'-0"

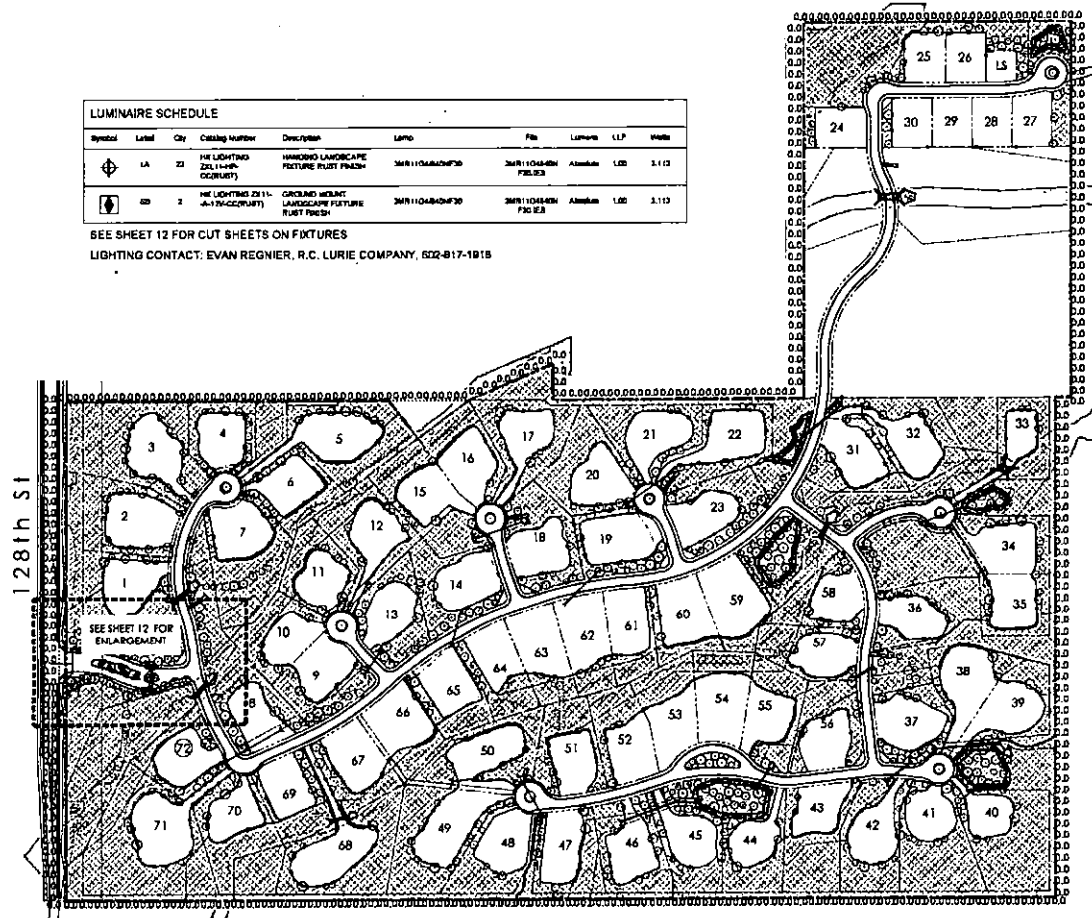


3 MAILBOX
SCALE: 1/2" = 1'-0"

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Calling Number	Description	Lot No.	File	Luminaire	LLP	Notes
	LA	23	HL LIGHTING	HANDSOME LANDSCAPE PICTURE PLANT FINISH	3M1110484M730	3M1110484M P18183	Ambush	1.00	5.113
	LO	2	HL LIGHTING	GROUND MOUNT LANDSCAPE PICTURE PLANT FINISH	3M1110484M730	3M1110484M P18183	Ambush	1.00	5.113

SEE SHEET 12 FOR CUT SHEETS ON FIXTURES

LIGHTING CONTACT: EVAN REGNIER, R.C. LURIE COMPANY, 622-817-1915



SEE SHEET 12 FOR CUT SHEETS ON FIXTURES
LIGHTING CONTACT: EVAN REGNIER, R.C. LURIE COMPANY, 802-817-1918

7414.4A DRAWN BY:LT

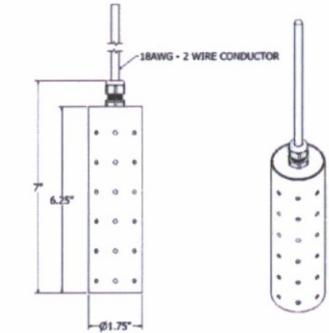
ZXL11-HP

Hanging • ZXL11-H Series



Characteristics Technical Data Ordering Guide

• Wet/Dry location rated.	Material	Housing/Cap/Stem - Machined silicone magnesium aluminum alloy (6061-T6) resistant to corrosion	Series	ZXL11-HP
	Lamp	Halogen MR11	Voltage	12V
	Socket	Bi-pin, G4, GX5.3, GX6.35	Wattage	20W
	Voltage	12V	Lamp	Halogen MR11
	Wattage	20W	Socket	Bi-pin G4 GX5.3 GX6.35
			Finish	BK (black) SZ (bronze) ABK (anodized black) ACL (anodized clear) CC (clear)



HK USA Lighting Group 3529 Old Conejo Road #118 Newbury Park CA 91320 TEL: 805 480 4881 FAX: 805 480 4811 sales@hklightinggroup.com

HANGING LANDSCAPE FIXTURE



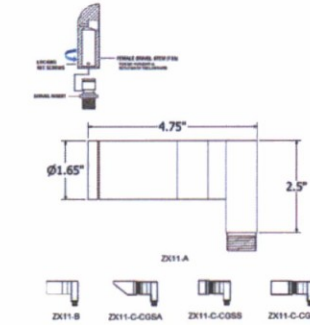
ZX11

Area Accent • ZX11 Series



Characteristics Technical Data Ordering Guide

Listed	Material	Housing/Cap/Stem - Machined silicone magnesium aluminum alloy (6061-T6) resistant to corrosion	Series	ZX11
Standard		Stainless steel (SS304) hardware	Hoods	A B C
• Wet/Dry location rated. • Sweve Stem 1 facilitates 35.5° deg. rotation for aiming precision on any installation plane	Lamp	Halogen MR11	Glare Shields (optional)	GSL GSA GSS
	Hoods	A, B, C	Voltage	12V
	Socket	Bi-pin, G4, GX5.3, GX6.35	Wattage	35W
	Voltage	12V	Lamp	Halogen MR11
	Wattage	35W	Socket	Bi-pin G4 GX5.3 GX6.35
			Stem (optional)	SS
			Finish	BK (black) SZ (bronze) WT (white) ABK (anodized black) ACL (anodized clear) CC (clear)

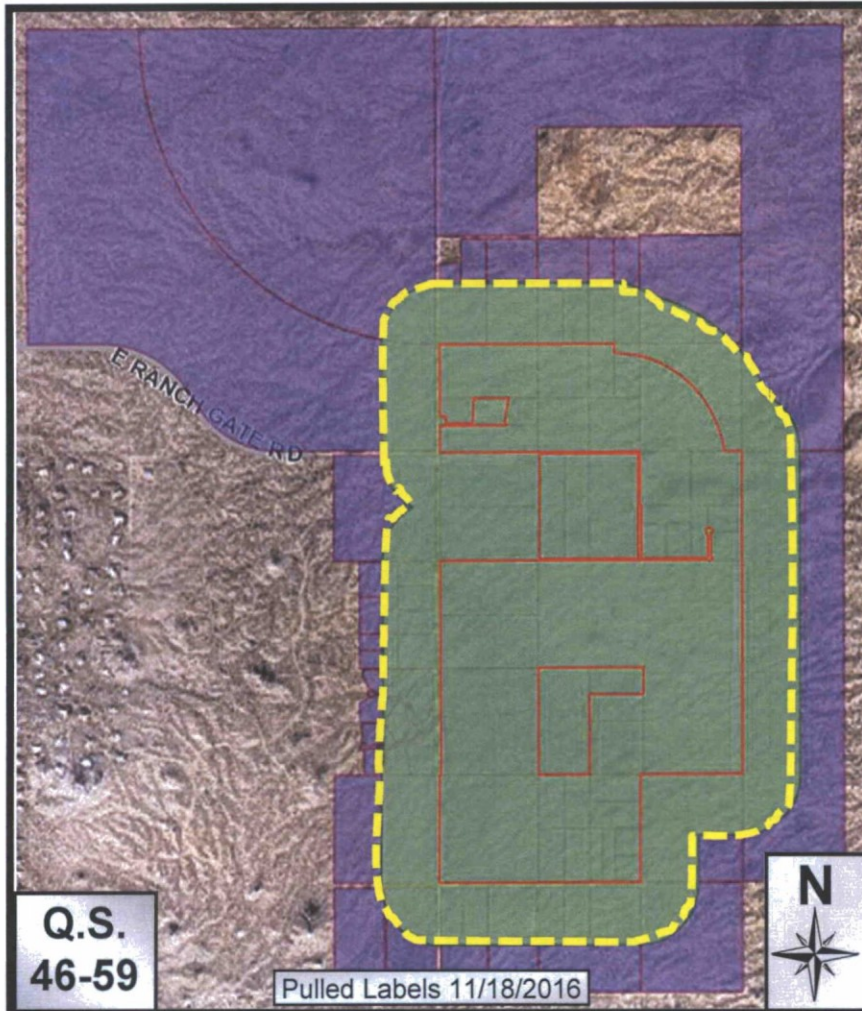


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GROUND MOUNT FIXTURE



City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 50

Additional Notifications:

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

StoryRock
Phases 1A, 1B, 1C, 2AB, 3A

5-PP-2016 (#2, 3, 4, 5)