

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

Request To Submit Concurrent Development Applications
Acknowledgment and Agreement

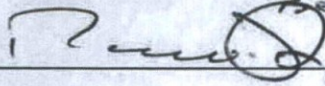


The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more of the development applications are related to another development application. City Staff may agree to process concurrently where one or more the development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

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

Owner: Christine and Jalmer Berg Foundation
 Company: _____
 Address: PO Box 1348, Eureka, CA 95502
 Phone: _____ Fax: _____
 E-mail: _____

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications; 4) to placing a development application on hold in order to continue processing a concurrent development application that is related to an another development application; and 5) that upon completion of the City review(s) of the development applications, one or more of the development application(s) may not be approved.

Property owner (Print Name): Christine and Jalmer Berg Foundation Title: by Robert D. Union, President

 Signature _____ Date: 8/17/17

Official Use Only:	Submittal Date: _____
Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied	
Staff Name (Print): _____	
Staff Signature: _____	Date: _____

15-ZN-2017
09/07/17



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

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

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Owner: City of Scottsdale

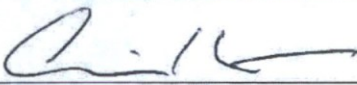
Company: _____

Address: 7447 E. Indian School Rd. Ste. 205

Phone: _____ Fax: _____

E-mail: _____

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

Property owner (Print Name): CHRIS HASSERT Title: PLANNING & ENGINEERING DIRECTOR
WATER RESOURCES
 Signature:  Date: 08/22/2017

Official Use Only: Submittal Date: _____

Request: Approved or Denied

Staff Name (Print): _____

Staff Signature: _____ Date: _____

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



This request concerns all property identified in the development application.

Pre-application No: 105 -PA- 2017

Project Name: SIENNA HILLS - PHASE 2

Project Address: 12182 E SHEA BLVD.

STATEMENT OF AUTHORITY:

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

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

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

Property owner/Property owner's agent: Robert D. Puro
Print Name

[Signature]
Signature

City Use Only:

Submittal Date: _____ Case number: _____

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

Rev. 02/02/2015

15-ZN-2017
09/07/17



City of Scottsdale Cash Transmittal

112189

112189
 2 01064038
 9/7/2017 PLN-1STOP
 KWHEELER HPTC600512
 9/7/2017 11:49 AM
 \$1,140.00

Received From :

Sienna Hills 21 Corp
 3321 E BASELINE RD
 GILBERT, AZ 85234
 480-892-4492

Bill To :

Alex Stedman
 120 S. Ash Ave.
 Tempe, AZ 85281
 (480) 994-0994

Reference # 105-pa-2017**Issued Date** 9/7/2017**Address** E SHEA BL/N 124TH ST (NE)**Paid Date** 9/7/2017**Subdivision****Payment Type** CHECK**Marketing Name****Lot Number****Cost Center****MCR****Metes/Bounds** No**Jurisdiction** SCOTTSDALE**APN****Gross Lot Area** 0**Water Zone****Owner Information****NAOS Lot Area** 0**Water Type**

Berg Estate

Net Lot Area 0**Sewer Type**

PO BOX 1348

Number of Units 1**Meter Size**

Eureka, CA 95502

Density

QS

(480) 994-0994

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	\$1,140.00	100-21300-44221

15-ZN-2017
09/07/17

Total Amount

\$1,140.00

SIGNED BY ALEX STEDMAN ON 9/7/2017

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

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notification.

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 112189

SIENNA HILLS

PHASE TWO

15-ZN-2017
11/09/17

Kimley»»Horn

**BLANDFORD
HOMES**

LVA urban design studio
land planning - development entitlements - landscape architecture

Development Team

Developer

Blandford Homes
3321 Baseline Rd.
Gilbert, AZ 85234
Contact: Paul Dugas
Email: paul@blandfordhomes.com

**BLANDFORD
HOMES**

Land Use Planner

LVA Urban Design Studio, LLC
120 S. Ash Ave.
Tempe, AZ 85281
Phone: 480-994-0994
Contact: Alex Stedman
Email: astedman@lvadesign.com

LVA urban design studio
land planning • development entitlements • landscape architecture

Engineer

Kimley-Horn & Associates
7740 N. 16th St. Suite 300
Phoenix, AZ 85020
Phone: 602-371-4533
Contact: Curtis Brown
Email: Curtis.Brown@kimley-horn.com

Kimley»»Horn

Property Owners:

City of Scottsdale
7447 E. Indian School Road, Ste 205
Scottsdale, AZ 85251
Contact: Laurel Edgar
Email: LEdgar@scottsdaleaz.gov

Christine and Jalmer Berg Foundation
PO Box 1348
Eureka, CA 95502

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I. Purpose of Request

A. Request to Consider the Following

LVA Urban Design Studio, acting on behalf of Blandford Homes, is pleased to submit this request to approve a Non-Major General Plan Amendment from Rural Neighborhoods to Suburban Neighborhoods, and a Zoning District Map Amendment from Single-Family Residential (R1-43 ESL) district to Single-Family Residential (R1-10 ESL) district, on an +/- 8 acre site located on the northeast corner of Central Arizona Project Canal and Shea Boulevard.

B. Goal & Purpose of Request

The request to amend the General Plan land use designation and to rezone the subject property is to create the second phase of the Sienna Hills community to include 16 additional single-family lots. The private subdivision includes the use of amended development standards in order to preserve a wash corridor that bisects the property, maximize Natural Area Open Space (NAOS), and create meaningful open space setbacks to adjacent homes.

C. Key Items for Consideration

- The site plan provides a Scenic Corridor setback along Shea Boulevard comprised of natural desert vegetation. The corridor provides a minimum average depth of 100 feet and a minimum depth of 85 feet, consistent with setbacks provided on properties along the Shea Corridor.
- Adheres to the Shea Area Plan by incorporating umbrella goals and policies
- The proposal provides 1.82 acres (24% of net area) of Natural Area Open Space, to be dedicated with final plat.
- The applicant is proposing to dedicate 100% of the provided Natural Area Open Space within designated tracts to provide greater protection.
- Preservation of the existing natural wash corridor by placing it in a tract and NAOS easement.
- Provides meaningful open space buffers along all edges of the proposed community, with a minimum twenty (20) foot landscape buffer.
- Phase two will take access through existing Sienna Hills phase 1 entry off 124th Street.
- Deconstruction of existing water reservoir

II. Land Use Request

A. 2001 General Plan

This proposal requests to amend the 2001 Scottsdale General Plan Land Use designation of Rural Neighborhoods to Suburban Neighborhoods. The Suburban Neighborhoods land use category embraces medium to small-lot single-family subdivisions and can be found throughout the immediate area. This land use designation is intended for residential properties with anticipated densities of between 1 and 8 dwelling unit per acre. The proposed density of the community is 1.95 dwelling units per acre, which is consistent

with surrounding homes to the north, east and west. Exhibit 1, *General Plan Land Use Map* displays the site's current and proposed designation.

B. Major General Plan Amendment Criteria

1. Change in Land Use Category

The proposed land use designation amendment from Rural Neighborhoods to Suburban Neighborhoods is considered a Minor General Plan amendment because of the flexibility outlined in the 2001 General Plan allowing flexibility in major amendment determinations in specific areas of the community for certain land uses. The subject site is located in such as area, the Shea Corridor Overlay, and meets the specific goals, policies, and guidelines of the Shea Area Plan. See section II.D Character Area Plan – Shea Area Plan of this narrative for a detailed explanation of how the proposed plan meets achieves these elements.

2a. Area of Change Criteria

The subject property falls within the C2 planning zone on the City of Scottsdale Five Planning Zones Map 2003. The C2 area consists of the east Shea, Scottsdale Ranch, McDowell Mountain Ranch, and part of the McDowell Sonoran Preserve. A change in the land use designation for property within this area that consists of 15 acres or more warrants a Major General Plan amendment. The proposed Sienna Hills II site is under this threshold with 8.2 gross acres of land thus would not constitute a major General Plan amendment.

2b. Acreage Criteria Overriding Incentives

Although this proposal does not qualify for the outlined conditions, this proposal is considered to be in the interest of the general public and aligns with the mission and values of the surrounding community.

The subject Rural Neighborhoods area is surrounded by Suburban Neighborhoods on the Scottsdale General Plan Land Use Map. The isolated area is located along Shea Boulevard, a Major Arterial with Scenic Corridor designation, and is unrelated to current or planned land use.

3. Character Area Criteria

This proposal for a General Plan land use designation amendment recognizes the context of the surrounding area's lifestyle, economic well-being, and long term viability of the community as outlined in the Shea Area Plan. Sienna Hills Phase II incorporates existing development design ques by incorporating similar density, building height, setbacks, building massing, and buffering techniques. These existing community standards conflict with the Rural Neighborhoods land use designation, therefore justifying a Minor General Plan amendment. Environmental sensitivity and Scenic Corridor buffering are also a priority of the Shea Area Plan and future Sienna Hills phase II community and have not been forfeited with the proposed land use change.

4. *Water/Wastewater Infrastructure Criteria*

The proposed project does not result in a premature increase in the size of planned water and wastewater infrastructure, thus the Sienna Hill Phase II community does not trigger this criteria.

C. General Plan Goals & Approaches

The goals and approaches of the General Plan have been and will continue to be implemented through the General Plan amendment and Rezoning process. Below are the ways in which each goal and approach is addressed by this proposal:

a. Value Scottsdale's Unique Character and Lifestyle:

i. Character & Lifestyle

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

The proposed development is an infill project and seeks to match land use from surrounding existing single family residential. The future community seeks compatibility with adjacent developments and has incorporated comparable lot sizes, generous perimeter open space buffering, and preservation of a wash corridor that bisects the property from north to south. Natural desert plants, wash preservation, and dedication of NAOS remain the focal design element of this community.

Sidewalk and trail improvements on Shea Boulevard contribute to the establishment of regional circulation routes and connect other surrounding planned communities. These alternative non-vehicular circulation options enrich the citizens by promoting safe, attractive, and context compatible development.

The proposed community responds to the natural environment by providing and preserving natural washes and natural vegetation. 100% of the proposed NAOS has been provided in tracts for the protection of mature and native species in the community.

4. *Encourage "Streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.*

Sienna Hill Ph. II is maximizing existing single gated access from 124th Street and proposing an extension of phase one's internal roadway. A minimum natural landscape setback of eighty five feet is provided along Shea Boulevard frontage. Much of the scenic corridor frontage hosts a prominent wash, these areas are proposed as uninterrupted, therefore exceeding the eighty five foot minimum significantly. A Scenic Corridor Easement is proposed in order to further protect the landscape buffer

along Shea Boulevard and compliment the desert character of the existing neighborhood. The City of Scottsdale Scenic Corridor Design Guidelines (7-DR-2003) has been applied to the design of the proposed community.

In addition to the Scenic Corridor Guidelines, the proposed community has incorporated elements from the Shea Area Plan and Shea Boulevard Streetscape Guidelines. Revegetated plant material is suggested where current water reservoir improvements area currently located, as well as in other disturbed areas. This plant material adheres to the palette outlined in the Shea Boulevard Streetscape Guidelines, while also honoring the sidewalk requirement of ten feet. Suggestions on building height setback and wall design remain inapplicable, as Sienna Hills phase II is not proposing perimeter walls or building height over one-story.

ii.Land Use

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

The rezoning request from R1-43 to R1-10 is equivalent to adjacent neighborhood, Desert Hills of Scottsdale, and compliments Sienna Hills Phase I R1-18 zoning. The site is sensitive to adjacent neighborhoods and offers comparable residential density and increased setbacks.

Providing a minimum average eighty five (85) foot buffered roadway and placing all on-site N.A.O.S. including a prominent wash in protective tracts demonstrates sensitivity to natural features. The private community is not proposing perimeter fencing in order to maintain existing wildlife corridors in the area. Sienna Hills phase II embraces the existing residential neighborhood setting by proposing pedestrian networks that connect to nearby trails, equestrian signals, and grade separate crossing as shown on Scottsdale's Trail System Master Plan, 2004.

b.Support Economic Vitality:

i.Economic Vitality

7. *Sustain the long-term economic well being of the city and its citizens through redevelopment and revitalization efforts.*

The proposed development supports and encourages public and private redevelopment and revitalization efforts in the community by maximizing on a City owned, newly decommissioned water reservoir parcel. This parcel, once decommissioned will become a vacant piece of land along a major arterial road with limited access. By incorporating this parcel into the Sienna Hills community as part of phase two, revitalization efforts outlined in the General Plan are supported.

c. Enhanced Neighborhoods:

i. Community Involvement

2. *Seek early and ongoing involvement in project/policy-making discussion.*

The applicant has posted the site, met with key City personal, and sent a notification letters to property owners within 750 feet of the site. The applicant hosted a neighborhood meeting, where citizens were able to meet with the applicant and resolve any questions and/or concerns.

3. *Proactively seek community-wide representation on issues through vigorous outreach programs that engage citizens who are not typically involved.*

Letters of notification describing the proposal and including a copy of the site plan have been provided to HOAs and land owners within a 750' radius on two separate occasions. Also a sign posting was done to alert residents in the area of the proposal and neighborhood meeting.

4. *Publish and process city issues in a manner that is relevant to citizens' daily lives and personal and professional interests.*

The applicant used the opportunity provided through the neighborhood meetings as a forum to address questions and describe the proposal/process for rezoning the property. These issues were articulated both verbally and through a comprehensive graphics package that includes aerial photography, copies of the General Plan and Zoning maps, as well as a rendered conceptual site plan.

5. *Accept and respond to new ways of communicating and new technologies*

Participants in the public meeting were able to communicate their thoughts in person or through a provided comment card. The applicant team also made their personal contact information available for future comments or concerns.

6. *Make available facts and information about community issues to increase understanding and insight into the complexity of challenges that affect the community.*

In addition to the applicant's verbal and illustrative presentation about the proposed application, citizens were given the project number and are able to view the project's status online at the City of Scottsdale.

7. *Foster community partnerships, community catalysts, and community networks as means of sharing information and responsibilities and working on collaborative solutions.*

The applicant has pledged to continue to partner with residents of the surrounding communities to maintain regular communication throughout the rezoning process. Please refer to the Community

Outreach Report for a comprehensive documentation of outreach efforts to date.

i. Housing

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

Blanford Homes develops quality homes that can be found through out the Phoenix area. By extending the Sienna Hills community into a phase two, the area will experience an increase of high end homes in the established larger neighborhood. The proposed community looks to surrounding community for comparable lot sizes, open space, and architecture design, therefore complementing existing communities.

iii. Neighborhoods

2. *Use redevelopment and revitalization efforts to provide for the long-term stability of Scottsdale's mature residential and commercial neighborhoods.*

A single family residential community is an ideal use for this vacant infill piece, and by extending the existing Sienna Hills community another access point on Shea Boulevard is avoided. Reusing the water reservoir land located on the eastern parcel, helps better neighborhood aesthetics and bring consistency to the surrounding neighborhoods.

d. Open Space:

i. Open Space and Recreation

1. *Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.*
The site is a combination of vacant natural desert with a large wash corridor, and a former City water facility with extensive site disturbance. The existing natural wash corridor will be protected as a community asset, and open space within the former water site will be revegetated with natural desert vegetation in a manner that will create meaningful open space buffers to adjacent properties. The combination of these natural areas and rehabilitated areas will exceed the minimum Natural Area Open Space requirements of the City.

ii. Preservation and Environmental Planning

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

A native plant inventory was conducted on the proposed site in order to identify salvageable plant life. Upon construction, salvageable plants will be placed in an on-site nursery until completion of the community, then the plants will be replanted on site. Natural Area Open Space dedications are also proposed on the site, therefore further preserving the natural Sonoran Desert.

By using existing infrastructure the phase two community will limit impacts and further environmental efforts.

e. Seek Sustainability

i. Cost of Development

2. *Assign a staff liaison from each city department to participate, on an as-needed basis, with the primary management team of a fiscal impact model.*

Although a model will not be completed with the application, the applicant is currently working with various City of Scottsdale departments on the entitling of a City owned parcel. This coordination comes after the plan to decommission a water reservoir.

ii. Growth Areas

7. *Promote development timing that is guided by the adequacy of existing and/or expandable infrastructure, services, and facilities.*

The timing of Sinna Hills Phase II is seamlessly planned with the building of Sinna Hills Phase I and the decommissioning the water reservoir. Existing infrastructure, services, and facilities are able to be utilized on this vacant infill parcel along Shea Boulevard.

iii. Public Services and Facilities

10. *Provide recreational opportunities to meet the needs of all areas of the community through public facilities.*

The proposed community offers a continuation of an internal sidewalk system established in Sienna Hills Phase I. The site also proposes a continuation of the public multi-use trail along the north side of Shea Boulevard. These pedestrian scale improvements benefit the local and distant communities' recreation opportunities.

f. Advance Transportation

i. Community Mobility

10. *Encourage a diversity of links between neighborhood systems and with citywide and regional systems.*

A component of the proposed community is the construction of a public multi-use pathway within the Shea scenic corridor. This segment will add to other existing segments to establish a network of pedestrian and bicycle connectivity throughout the Shea Corridor area. Internal to the project, on-street sidewalks will be provided with connections to perimeter streets and nearby churches, schools and the public library.

D. Character Area Plan – Shea Area Plan

The proposed site is located within the Shea Area Plan. This area plan was adopted in 1993, and was superseded by the City of Scottsdale General Plan Land Use Map in 2001. Complimenting Shea Boulevard Streetscape

Guidelines were approved in 1994 as a result of the recommendation of the Shea Area Plan. The area plan applies to land generally between Hayden Rd. and the eastern city boundary, and Thunderbird/Doubletree Ranch Road alignment. The plan contains policies and guidelines that set the initial minimum threshold for land use development within the defined area in order to preserve neighbor character. Exhibit 2, *Character Area – Shea Area Plan* displays where the site is located in context to the Shea Area Plan. Below are ways in which the umbrella goals, policies, and guidelines are addressed in the Sienna Hills Phase II community, also justifying a Minor General Plan Amendment:

Goal: Enhance and protect existing neighborhoods - New development should blend into the existing land use patterns without creating negative off-site impacts

1. *Policy – New development should be compatible to existing development through appropriate transitions.*

Sienna Hill phase II is compatible to existing development by incorporating similar zoning to neighborhoods north and west of the site, and transitioning zoning from Phase I to Phase II. Building heights, perimeter setbacks, and proposed walls are at minimum consistent to those found in adjacent communities. The proposed density of the project further complements the suburban form established in the general context area of the Shea Corridor. The existing surrounding development and proximity to a major arterial road promotes a General Plan land use designation of Suburban Neighborhoods.

2. *Policy – Parcels should develop without encouraging neighborhood assemblages. It is desirable to unite undeveloped, individually owned parcels into a common development.*

By incorporating a decommissioned water reservoir and vacant five acre parcel into a recently approved neighborhood as a phase II, the land is better able to utilize infrastructure and evenly distribute density. With this proposal; no additional driveways are proposed, no additional utility connections are suggested and uniformed architectural character is maintained. Eliminating a Rural Neighborhoods island on the General Plan Land Use Map also unifies the current and future land use of the surrounding area.

Goal: Encourage site planning which is sensitive to environmental features – Existing city policies provide for strong environmental protection and should be followed and actively enforced.

1. *Policy – Open space should be provided to link neighborhoods with trails and recreational areas, act as buffers between major streets and adjacent land uses, provide for drainage, and protect significant habitat corridors, and to visually enhance the character of the area.*

The required Shea Corridor setback of fifty (50) feet for single family residential areas has been exceeded, with a minimum of eighty five (85)

feet of open space buffer along Shea frontage. This open space provides visual and pedestrian links to adjacent neighborhoods and larger regional networks. Views to the mountains and to the south are preserved along the scenic corridor with single story homes proposed throughout the Sienna Hills development. Drainage corridors and wildlife habitats that provide character to the existing community, will remain unobstructed by placing the wash in a protective tract and not proposing perimeter fencing.

2. *Policy – Encourage the preservation of unique natural features and open spaces*

Sensitive building techniques, as outlined in the Environmentally Sensitive Lands Ordinance (ESLO) have been applied to the proposed community. Excess Natural Area Open Space (NAOS), placement of wash corridor in tract, amended development standards, and building height restrictions have been incorporated in order to preserve the unique natural features of the area.

3. *Policy – Encourage a thematic streetscape to be applied to Shea Boulevard within the boundaries of the scenic corridor.*

Sienna Hills phase II follows the Shea Boulevard streetscape program in order to maintain the “gateway” feeling throughout the elected area. Shea Boulevard is a Major Arterial and is seen as a major thoroughfare for this area. This encourages higher density (Suburban Neighborhoods land use designation) along Shea frontage, as seen with surrounding development, current General Plan Land Use Map, and the Shea Area Plan Land Use Map.

Goal: Provide for an efficient road network and promote alternative modes of travel – Shea Boulevard should be built according to anticipated traffic demands. Limit site access, median breaks, and traffic signal locations in accordance with the Shea Boulevard Transportation/Access Policy to be approved within six months of the Shea Area Plan.

1. *Policy – Improve Shea Boulevard, when volumes warrant, according to the 1992 Shea Boulevard Traffic Study.*

By utilizing the existing access point from 124th Street, Sienna Hills Phase II will not be contributing directly to the Shea arterial roadway. Improvements along Shea will follow the cross section standard as depicted in the Shea Corridor Plan, this includes a detached ten (10) foot multi-use path that connects the existing east and west existing trail.

2. *Policy – The trail system should be maximized as an alternative transportation route.*

A meandering, detached ten (10) foot multi-use path will be constructed on the north side of Shea Boulevard in order to complete the planned alternative transportation route. A grade-separate crossing is located on

at 124th Street and Shea Boulevard, offering safe pedestrian passage under Shea Boulevard.

3. *Policy – Transit service should be expanded within the Shea Corridor, the Adobe Ranch activity center in the vicinity of Frank Lloyd Wright Boulevard and near the Mayo Clinic.*

N/A

E. Scenic Corridor & Streetscapes - Shea Boulevard

The Shea Scenic Corridor is located along Shea Boulevard from Pima Freeway east to the City's eastern boundary. This nine mile stretch of area is a major thoroughfare that promotes a buffer to landowners, connectivity for pedestrians, and natural views for travelers. This is done through the implementation of the design guidelines as outlined in the Scenic Corridor Design Guidelines and the Shea Boulevard Streetscape Guidelines.

Scenic Corridor Design Guidelines (7-DR-2007)

Sienna Hills Phase II utilizes the "Preservable/Rural/Low to Moderate Density Residential "Design Character" and provides a generous scenic corridor setback that ranges from 85' to 141'. The proposed site plan is eligible for the "Minimum Scenic Setback Width Exception" because of its single family residential parcel/single family residential subdivision nature. This requirement allows for the 100' width requirement to be calculated as a minimum average along the frontage because the proposed minimum setback is curvilinear and no less than 85' and does not propose a perimeter wall of 7'4" in height. The proposed Scenic Corridor area is 40,000+ square feet, significantly exceeding the minimum average requirement.

A ten foot detached multi-use path is being proposed along the Shea Boulevard frontage. This stabilized decomposed granite meandering path is situated within the right of way and conforms to the strategies outline in the Scenic Corridor Design Guidelines. Landscape and wall height also conform to the Guidelines.

Shea Boulevard Streetscape Guidelines

The Shea Boulevard Streetscape Guidelines implement a number of design components that enhance a streetscape appearance. A number of these elements have been incorporated into the General Plan and Rezoning request including; appropriate landscaping, building height and setback and pedestrian circulation. Components like lighting and entry monuments intend to conform to the guidelines, but will be specified through final landscape plans.

F. Zoning

The site is currently zoned as Single Family Residential, Environmentally Sensitive Lands (R1-43 ESL). The purpose of the R1-43 district is intended to promote and preserve residential development with large lots and low

density. The subject site is located within the Environmentally Sensitive Lands Overlay area and is subject to associated regulation.

This application is proposing a rezoning to Single Family Residential, Environmentally Sensitive Lands (R1-10 ESL). The intent of this district is also intended to promote and preserve residential development with moderate density. Exhibit 3, *Existing & Proposed Zoning Map* displays the site's current and proposed district, as well as context of the adjacent zoning pattern designation.

The subject area was annexed/zoned from Maricopa County as R1-43, as part of the larger area, through case number 31-ZN-1975.

G. Site Context

The proposed eight acre community is located at the northeast corner of the CAP canal and Shea Boulevard (APN# 217-29-036A & 217-29-035). The property's legal description and ALTA survey are provided with this application. Exhibit 4, *Dimensioned Plan* shows the site's extents and general location.

The site currently hosts a City of Scottsdale run water reservoir that is scheduled to be decommissioned, as well as a vacant desert land. It is surrounded by existing and developing residential neighborhoods and a community church. Exhibit 5, *Context Aerial* gives context to where the site lies in relation to the area and *Table 1* below provides a summary of existing and surrounding land uses, General Plan designations and existing zoning:

Table 1: *On Site and Surrounding Uses, General Plan and Zoning Designations*

	Existing Land Uses	General Plan Land Use Designation	Zoning Designation
SITE (Vacant)	Vacant & Water Reservoir	<i>Existing-</i> Rural Neighborhoods (0-1 du/ac) <i>Proposed-</i> Suburban Neighborhoods (1-8 du/ac)	<i>Existing-</i> R1-43 ESL <i>Proposed-</i> R1-10 ESL
South of Site (Vacant)	Vacant	Cultural/Institutional & Public Use	R1-43 ESL
West of Site (Desert Hills of Scottsdale)	Single-family Residences	Suburban Neighborhood (1-8 du/ac)	R1-10 ESL
North of Site (Desert Hills of Scottsdale)	Single-family Residences	Suburban Neighborhood (1-8 du/ac)	R1-10 ESL
East of Site (Sienna Hills Phase I)	Single-family Residences	Rural Neighborhood (0-1 du/ac)	R1-18 ESL

III. Applicant Proposal

A. Development Information

The development proposal includes the rezoning for a sixteen lot subdivision from R1-43 ESL to R1-10 ESL.

The applicant is requesting amended development standards, as allowed pursuant to Section 6.1083 in the ESL section of the Zoning Ordinance, in order to reduce lot size, width, and setbacks in exchange for incorporating additional NAOS and preservation of the wash corridor on the site. The amended development standards are subject to the subsequent Development Review Board approval at the time of preliminary plat review. Exhibit 6, *Site Plan/Subdivision Plan* illustrates the design of the future community.

- Existing use: Decommissioned reservoir & vacant land
- Proposed use: 16-lot Single Family Subdivision
- Parcel size: 8.2 +/- gross acres (7.7 +/- acres net)
- Proposed density: 1.95 du/ac (16 lots)
- Min. lot area: 7,500 square feet
- Min. lot width: 60'
- Front setback: 23'
- Side setback: 5'
- Rear setback: 19'
- Building height allowed/proposed: 24 feet
- NAOS required: 1.57 acres (20% of net)
- NAOS provided: 1.82 acres (24% of net)

IV. Impact Analysis

A. Land Use

The proposed land use designation of Suburban Neighborhoods allows up to eight dwelling units per acre of land. The applicant is proposing a sixteen lot subdivision (1.95 du/ac), significantly less than allowed 8.0 dwelling units per acre permitted by the proposed General Plan land use designation and the 3.12 dwelling units per acre permitted by the proposed R1-10 ESL zoning designation.

The proposed development standards will allow the design of the neighborhood to work with the native elements and provide tract NAOS, tract protection of prominent wash, and preservation of natural features.

B. Circulation

Single gated access will be provided off of 124th Street. This existing entry is respective of adjacent communities by maintaining an entry over 700 feet north of the intersection of 142th St. and Shea Blvd. This allows for adequate queuing and spacing between adjacent driveways. The shared access point is also intended to relieve congestion and eliminate the opportunity of a driveway off Shea Blvd.

Internal roadways will conform to DS&PM Figure 5.3-20 Local Residential – Suburban Character (40' private tract) while the existing community entry already complies with Figure 2.1-3 Gated Entrances for Residential Development. Phase II proposes to continue the six (6) foot attached sidewalk on one side of the street, connecting with Phase I. A six (6) foot

meandering trail is also being proposed from the southern cul-de-sac to the multi-use trail along Shea Boulevard.

Currently sixty five (65) feet of right of way is dedicated for Shea Boulevard. Shea Boulevard is designated as Major Arterial road and will generally conform to DS&PM Figure 5.3-2 Minor Arterials – Suburban Character. This will not require any additional dedication of right of way in order to meet the half street cross section. Improvements will include a detached, meandering ten (10) ten foot multi-use path.

Exhibit 7, *Pedestrian & Vehicular Circulation Map* displays existing and future improvement plans.

C. Utilities

The proposed community intends to maintain City of Scottsdale water and sewer service via existing lines that serve the current water reservoir. Upon construction of the development on site utility lines that are not needed will be removed and any easements will be abandoned.

D. Open Space

The proposed community intends to meet and exceed the Natural Open Space requirements as outlined under the Lower and Upper Desert Landform in the Environmentally Sensitive Land Ordinance (ELSO). Site development is clustered central to the site, therefore providing meaningful NAOS and open space along the perimeter to better preserve natural features and respect adjacent property owners.

A slope analysis was done as part of this application identifying an original NAOS requirement. Given the site's prominent scarring dating back prior to 1990 a reduction in NAOS has been applied per Section 6.1060.B.3. This calculation resulted in an NAOS requirement as 1.57 acres (20% of site). The applicant has provided a total of 1.82 acres; 1.35 acres undisturbed NAOS and 0.47 acres of revegetated. An over dedication of 0.25 (3% over requirement) is being proposed with this request. Exhibit 9, *NAOS Plan* displays where Natural Area Open Space will be protected in relationship to the site plan.

The site contains a wash that bisects the property from north to south before crossing Shea Boulevard. The proposed site plan is designed to protect this wash through the use of tracts and easements. A Natural Area Open Space and drainage easement will be applied over the wash corridor.

Native plants are considered to be a significant environmental and theming feature of the future community. Areas identified as NAOS are to be preserved and enhanced with the development of this site, as well as efforts to salvage and relocate native plant material when possible. Densely vegetated areas like wash corridors and perimeter buffer areas will be the highest preservation priority.

Shea Boulevard Scenic Corridor Open Space Setback

Frontage open space will be protected through a variety of easements. A Scenic Corridor Easement will be dedicated along the southern boundary of the site along the Shea Corridor, with a minimum widths ranging from 85' to 141' feet. The dedication of 85 feet along Shea Boulevard is a minimum, and often exceed this width in areas like the wash corridor between lots twelve and sixteen. Allowing width variations in the Scenic Corridor dedication increases interest and allows for greater preservation and protection of environmental features, like the prominent wash corridor.

Precedent in the surrounding area for less than 100' width exist to the east and west of the site, with most development providing minimum averages of 100' or less. Some recently approved single-family communities provide minimums of fifty (50) to sixty (60) feet, significantly less than the 85' minimum Sienna Hills Phase II offers.

All area within the outlined Scenic Corridor is being proposed as NAOS, this includes revegetated improvement to a currently scarred area in the southwest portion of the site. This scarred area was previously used for water reservoir parking and is currently an eyesore for the streetscape. Sienna Hills Phase II proposes to revegetate and use a portion of this area as a retention basin. Exhibit 8, *Frontage Landscape Map* outlines the proposed scenic corridor area.

E. Outreach Efforts

All property owners within 750 feet of the site and the Scottsdale Unified School District have been notified by first class mail, as well as a sign posting on the site. The applicant also conducted an open house public meeting for surrounding property owners. A letter from the Scottsdale Unified School District was received, indicating that adequate facilities exist to support the increase in density. Details on outreach efforts are found in the Citizen Participation Report.

F. Abandonments

The applicant is aware that existing GLO easements exist along the perimeter of the subject site as noted on the ALTA survey that has been included with this application. Before development can be initiated on the property in the configuration as shown, the abandonment of these easements will be finalized. An abandonment application will be filled prior to the final plat application in order to release these identified easements.

Parcel 217-29-036A experiences several utility easements and pipes, as it currently hosts a water reservoir. As stated before, this site is undergoing deconstruction and will require the abandonment of several utility easements that are no longer useful for the Sienna Hill Phase II community. These abandonments shall be processed before or concurrently with the final plat.

V. Design Review

A. Architectural Character

Blandford Home is an award winning, Arizona based home builder for thirty eight years. Blandford is known for their quality, luxury style homes suitable for families and empty nesters. The proposed product will mimic the style found in Sienna Hills Phase I with a slightly smaller foot print.

The proposed homes will use a desert neutral color palette complete with stone and tile detailing. The ranch style homes include multiple garages and options for quaint courtyards in the front. Stucco and other climate sensible materials will make up the majority of the fascia. Large patio space and awnings are perfect for outdoor dining and recreation.

B. Environmental Response

The proposed site plan recognizes the prominent natural features on the site and has strategically placed road alignments and lots to accommodate the prominent wash, concentrated vegetation, and wildlife habitats. Open space easements have been identified throughout the community in order to preserve natural open space and maintain undisturbed desert lands.

C. Sensitive Design Principles & Site Development Character

Internal road alignments respond to the existing infrastructure and natural constraints of the site. Clustering of homes and sensitive building practices are all elements that have been incorporated into the design of the future neighborhood. Heat tolerant materials like stucco and tile will be the preferred building resources, while native drought tolerant plants will be utilized for landscaping of the community. Mature plant materials will provide relief from the Arizona climate for active residents. Neutral desert colors and low lighting will seamlessly integrate this community into the Sonoran Desert.

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

The future community will enhance the distinctive north Scottsdale qualities and character by incorporating desert neutral colors into the building design and responding to the desert climate by offering recessed windows and shade opportunities. The infill piece strengthens the local character by incorporating equivalent zoning and similar development standards to the established community.

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

Dwelling units on the proposed site have been strategically placed in order to respond to the natural environmental features of the site and to respect

scenic Sonoran Vistas. No significant historical or archaeological resources have been recorded on this property.

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

The proposed development has shown sensitivity to existing vegetation by providing 24 percent of the site as Natural Area Open Space, 1.82 acres of which will be placed in community tracts. The design also works with the natural topography of the site and has minimized proposed cuts and fills of the development. The design of the community enriches the existing established communities by completing pedestrian circulation routes both internally and along Shea Blvd. that lead to supporting neighborhood amenities.

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

Preservation and restoration of natural habitats and ecological resources have been implemented in the following ways; not including perimeter fencing to encourage wildlife corridors, providing tract NAOS for further native plant conservation, and incorporating amended development standards so building envelopes can respond to the natural features of the site. By providing buffers between the new community and the existing residence along the north and west boundaries, wildlife will be able to not only utilize the wash corridor, but will also be able to move around and amongst the lots and homes.

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

Shading elements will be incorporated into the architecture of each home as well as placement of trees adjacent to walkways. Perimeters and trails have been proposed to connect into existing pedestrian circulation.

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

Drought tolerant, native plant species have been preserved and incorporated as an effort for efficient water use. No water features are planned for this community.

D. Landscape Character

The site is designed to utilize three landscape character zones and a variety of different walls and fencing to theme the 19 acre planned community.

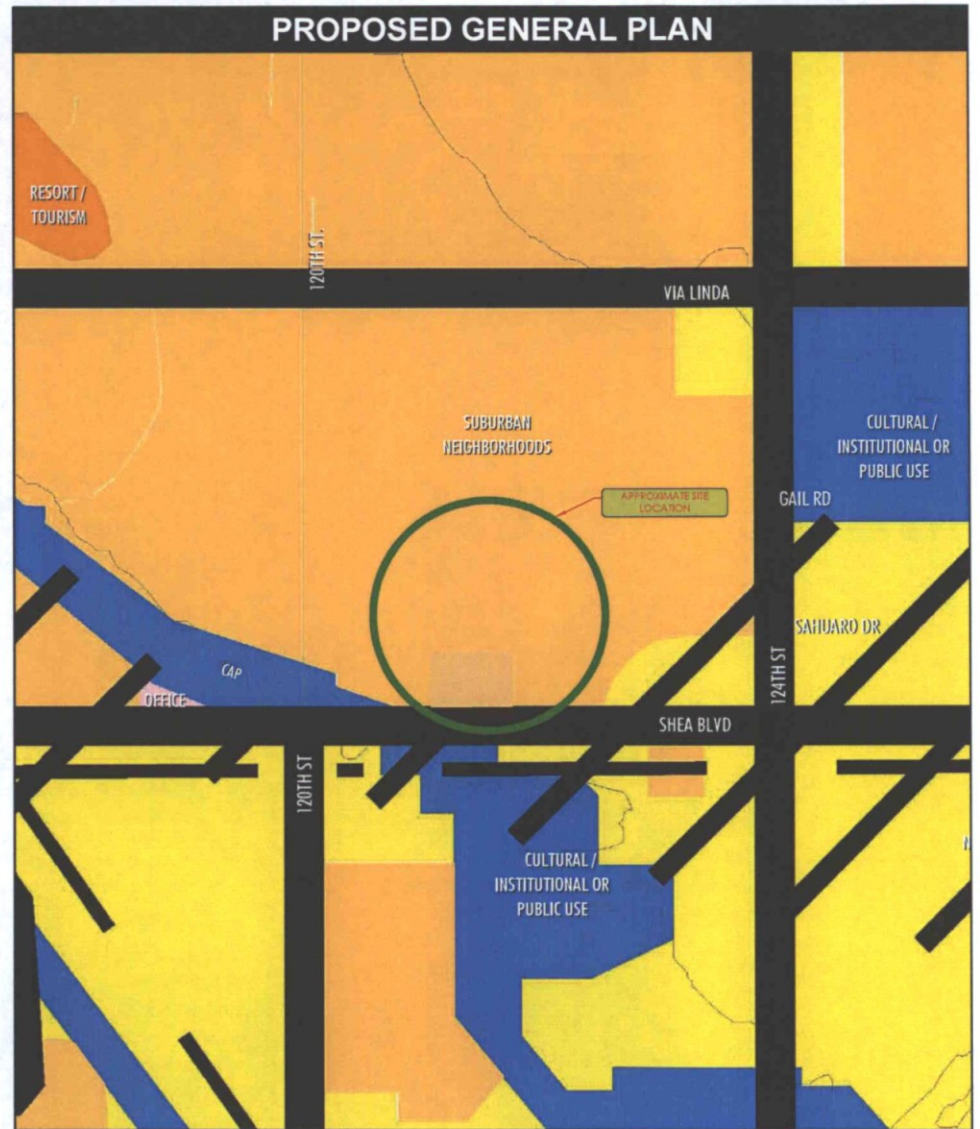
Zone A – Natural Vegetation will depict undisturbed portions of the property which will remain in its current natural state. Areas include but are not limited to wash corridors and NAOS tracts. Zone B – Enhanced Planting are concentrated in portions of the site that establish character and theming within

the community. These areas can include salvaged plant material from onsite or nursery grown landscaping and are maintained by the community's HOA. Zone C – Native Planting are primary revegetated areas to visually mitigate the disturbance caused by construction. Plant selection and density will be designed to appear similar to the natural surrounding vegetation. Salvaged plant material from on site may also be used in this zone. Zone D – Maintained Landscaping are privately owned and maintained landscape areas that usually consist of areas adjacent to building envelopes. Exhibit 10, *Conceptual Landscape Character Zones* identifies these areas in relation to the site plan.

VI. Conclusion

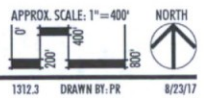
In summary, this application is a request for a non-major General Plan amendment from Rural Neighborhoods to Suburban Neighborhoods and a rezone from R1-43 ESL to R1-10 ESL on +/- 8.2 acre site located at the northeast corner of the Central Arizona Canal and Shea Boulevard for the development of sixteen (16) lots with a density of 1.95 dwelling units per acre. The proposed community offers a complementing phase II to the quality community of Sienna Hills. This development embraces the Sonoran desert by incorporating; ample natural area open space, significant scenic corridor easements and improvements, and a protected wash. Complimenting setbacks and density provide an ideal infill project that complies with existing development and the goals of the Shea area.

Exhibit 1: General Plan Land Use Map



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SIENNA HILLS PH. II GENERAL PLAN LAND USE



1312.3 DRAWN BY: PR 8/23/17

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Exhibit 2: Character Area – Shea Area Plan



McDowell Sonoran Preserve

THUNDERBIRD RD

101

SWEETWATER AVE

FRANK LLOYD WRIGHT BLVD

CACTUS RD

CHOLLA ST

VIA LINDA

HAYDEN RD

SHEA BLVD

SHEA BLVD

SITE

VIA LINDA

92ND ST

96TH ST

110TH ST

124TH ST

130TH ST

136TH ST

142ND ST

PALISADES BLVD

Shea Area

Shea Area Plan

City Boundary

McDowell Sonoran Preserve RSB



0 1 2 Miles

SHEA AREA PLAN MAP

Exhibit 3: Existing & Proposed Zoning Map

Exhibit 4: Dimensioned Plan



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SIENNA HILL PH. II DIMENSIONED PLAN

APPROX. SCALE: 1" = 40'
 NORTH
 1312.3 DRAWN BY: AC 8/3/17

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Exhibit 5: Context Aerial



SIENNA HILLS PH. II CONTEXT AERIAL

Exhibit 6: Site Plan/Subdivision Plan

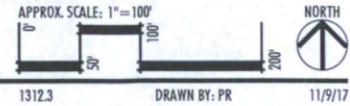


LEGEND	
	SITE BOUNDARY
SITE DATA	
SITE AREA (GROSS):	8.2 AC (+/-)
SITE AREA (NET):	7.7 AC (+/-)
EXISTING ZONING:	R1-43 E.S.L.
PROPOSED ZONING:	R1-10
TOTAL LOTS:	16
GROSS DENSITY:	1.95 DU/AC
TYPICAL LOT SIZE:	65' x 140'
R1-10 W/ AMENDED DEV. STANDARDS	
MIN LOT AREA:	7,500 SQ. FT.
MIN LOT WIDTH:	60'
FRONT S/B:	23'
SIDE S/B:	5'
REAR S/B:	19'

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SIENNA HILLS PH. II

CONCEPTUAL SITE PLAN

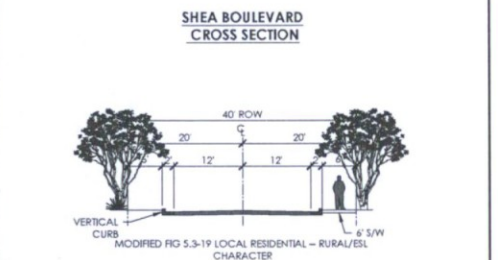
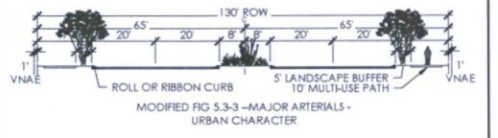


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Exhibit 7: Pedestrian & Vehicular Circulation Plan



- LEGEND:**
- SITE BOUNDARY
 - PROPOSED PRIVATE 6' ATTACHED SIDEWALK
 - PROPOSED PRIVATE 6' MEANDERING TRAIL
 - PROPOSED PUBLIC 10' DETACHED MULTI-USE PATH



- EMERGENCY VEHICLE ACCESS CONFORMANCE INFORMATION**
- * ON-SITE STREET TRACTS ARE DESIGNATED 24" FIRE LANES.
 - * FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
 - * UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
 - * KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
 - * GATE DETAIL CONSISTENT WITH DS&PM
 - * ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS
 - * PROJECT ENTRY MEETS C.O.S. DS&PM FIG. 2.1-3 & 2.1-802(2)
 - * CUL-DE-SAC MEETS C.O.S. DS&PM 2-1.802(5)

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SIENNA HILLS PH. II PEDESTRIAN & VEHICULAR CIRCULATION PLAN

APPROX. SCALE: 1"=50'

 1312.3 DRAWN BY: PR 11/8/17


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Exhibit 8: Frontage Landscape Map

SHEA BOULEVARD LANDSCAPE AREA PLAN VIEW

LEGEND



 PROJECT FRONTAGE LANDSCAPE AREA (MEASURED FROM PROPERTY LINE TO LOT LINE)

85' = MINIMUM DEPTH OF SHEA BLVD FRONTAGE LANDSCAPE AREA.

100'+ = AVERAGE DEPTH OF SHEA BLVD FRONTAGE LANDSCAPE AREA.

SHEA BOULEVARD LANDSCAPE AREA ELEVATION

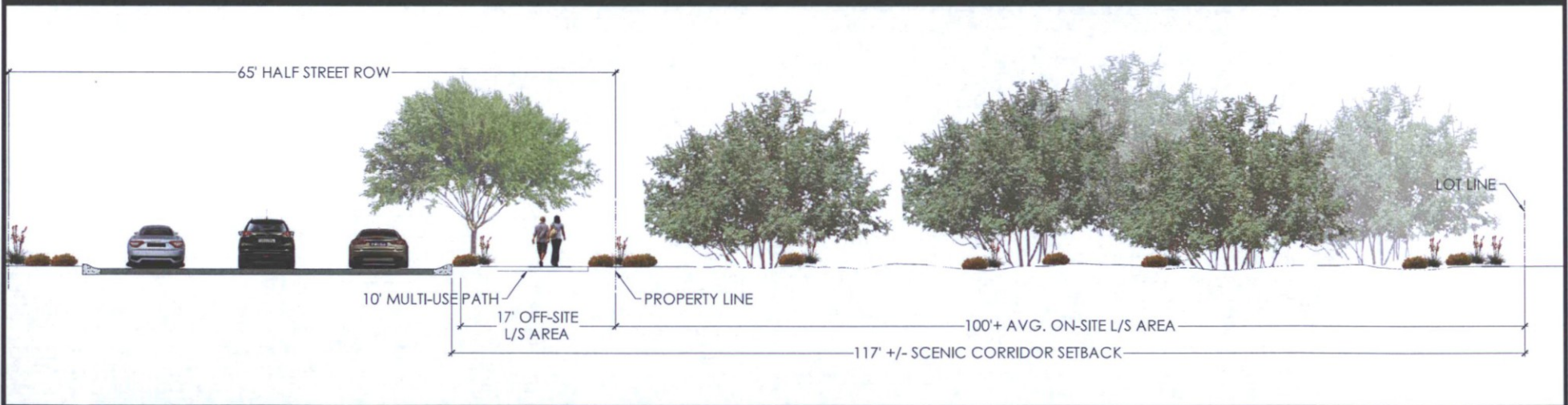
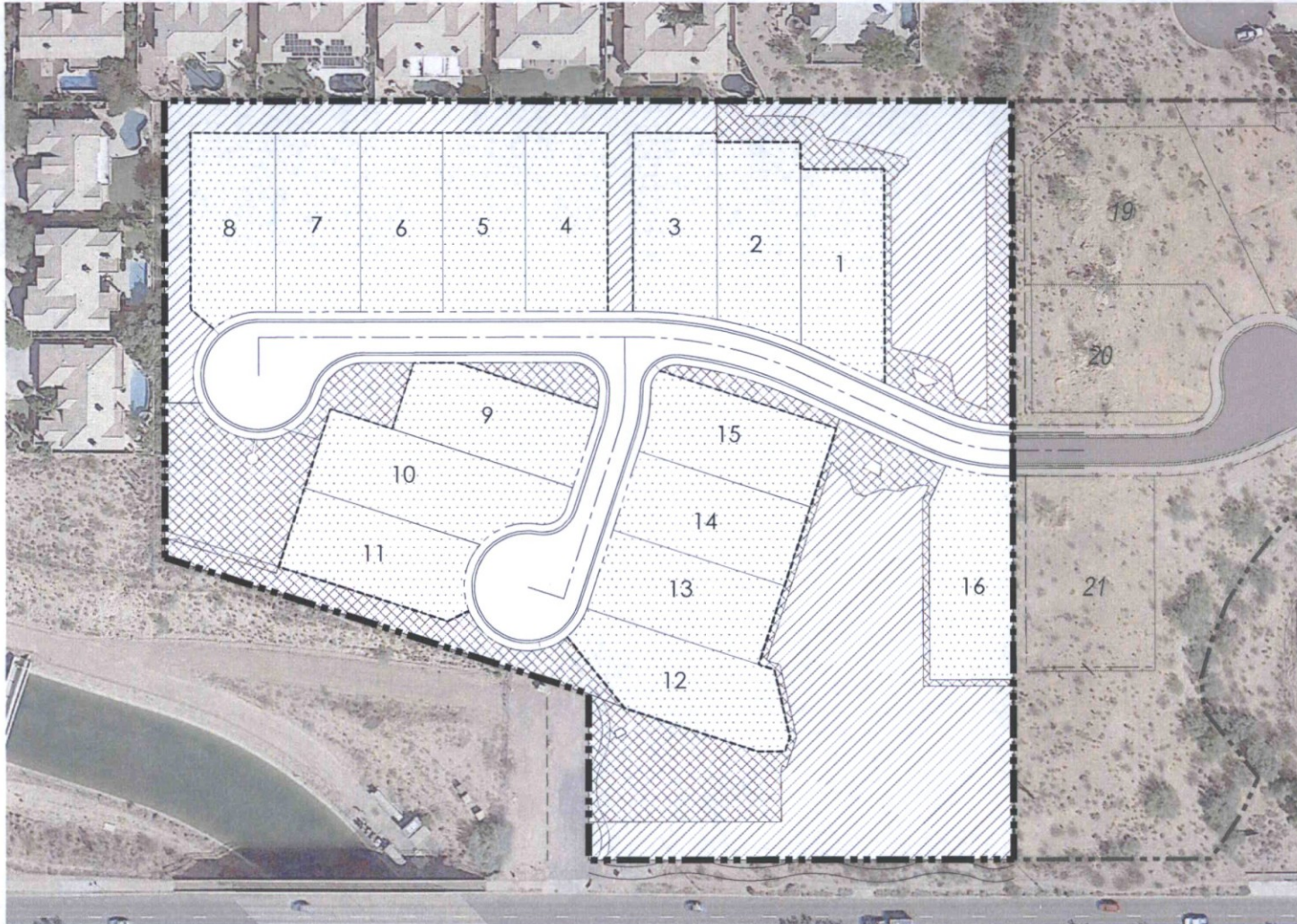


Exhibit 9: NAOS Plan

Exhibit 10: Conceptual Landscape Character Zones



LEGEND:



ZONE A: NATURAL VEGETATION

The identified areas depict undisturbed portions of the site which will remain in the current state. Areas to be designed as undisturbed N.A.O.S.



ZONE B: NATIVE PLANTING

The identified areas are primarily N.A.O.S revegetated areas to mitigate development disturbance. Plant selection and density will match surrounding vegetation and may include salvaged materials.



ZONE C: MAINTAINED LANDSCAPING

The identified areas are privately owned and maintained. These landscaped areas are located on lot adjacent to building envelopes.

LANDSCAPE NOTES:

1. ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE. MATCH COLOR AND SIZE OF SURROUNDING AREAS.
2. ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
3. BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
4. FIFTY PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED IN ARTICLE III, DEFINITIONS, OF THE ZONING ORDINANCE. INDICATE BOTH THE COMPLIANT CALIPER AND INDUSTRY STANDARDS BOX SIZE FOR THAT CALIPER IN THE PLANT PALETTE.
5. ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST.
6. NO SHRUB OR GROUND COVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL EXCEED 2'-0" IN HEIGHT AT MATURITY, TYP.
7. PLANTS PROPOSED IN DRAINAGE BASINS SHALL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.903 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.
8. CUL-DE-SAC LANDSCAPE SHALL BE PLANTED PER ZONING ORDINANCE SECTION 1-303 REFER TO PLAN AND REPORTS REQUIREMENTS FOR DEVELOPMENT APPLICATIONS.

*NOTE: LIMITS OF PLANTING AREAS AS DEPICTED ON THIS EXHIBIT ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE

SALVAGE & REVEGETATION TECHNIQUES:

1. Re-vegetated portions of the site, a hydroseed mix will be used to allow quick, efficient re-growth of plant material within disturbed landscape areas.
2. All re-vegetated naos areas shall be watered for three years maximum.
3. Container-grown plant material shall be irrigated with drip irrigation.
4. The selection, placement and alignment (rotation) of all on-site nursery salvage trees shall be approved by owner, or the landscape architect, prior to digging and planting.

LIGHTING

ALL LIGHTING TO ADHERE TO SECTION 7.600 - OUTDOOR LIGHTING OF THE SCOTTSDALE ZONING ORDINANCE, AS WELL AS SPECIFICATIONS OUTLINED FOR ESL AREAS.