

**Marked Agendas  
Approved Minutes  
Approved Reports**

**Official signed Ordinances/Resolutions  
and approved Minutes can found at:**

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Planning Commission Hearing: 02/28/2018

City Council Hearing: 04/10/2018

Case History: 105-PA-2017

**15-ZN-2017, 6-GP-2018 & 13-AB-2017**

**Sienna Hills Ph. 2**

# CITY COUNCIL REPORT



Meeting Date: April 10, 2018  
 General Plan Element: *Land Use*  
 General Plan Goal: *Create a sense of community through land uses*

## ACTION

Sienna Hills Ph. 2  
 6-GP-2017, 15-ZN-2017 & 13-AB-2017

### Request to consider the following:

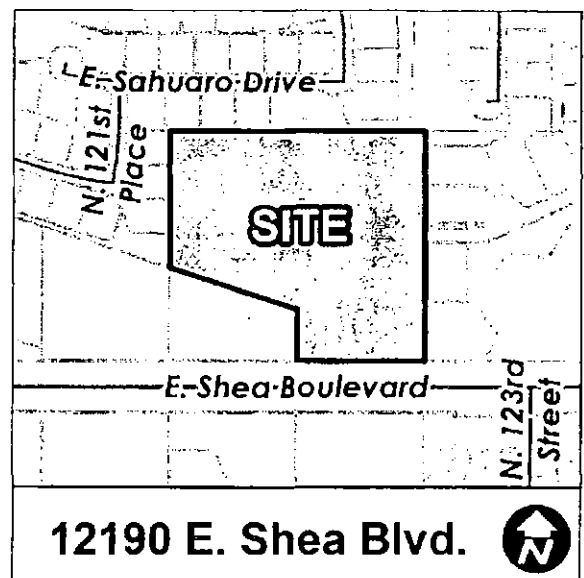
1. Adopt Resolution No. 11064 approving a non-major General Plan amendment to the City of Scottsdale General Plan 2001 from Rural Neighborhoods to Suburban Neighborhoods on approximately 8 +/- acres located on the north side of Shea Boulevard, west of the northwest corner of Shea Boulevard and 124<sup>th</sup> Street.
2. Adopt Ordinance No. 4336 approving a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning to Single-family Residential, Environmentally Sensitive Lands (R1-10 ESL) zoning on a +/- 8-acre site (parcels 217-29-035 and 217-29-036A) on the north side of Shea Blvd. west of the northwest corner of Shea Blvd. and 124th Street.
3. Adopt Resolution No. 11065 approving the abandonment of the entire thirty-three (33) foot wide General Land Office Patent Easements (GLOPE) on parcels 217-29-035 and 217-29-036A, currently zoned Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) located on the north side of Shea Blvd. west of the northwest corner of Shea Blvd. and 124th Street.

### Goal/Purpose of Request

The applicant's request is to rezone to the R1-10 ESL zoning district to establish a 16-lot single family subdivision which requires a non-major General Plan amendment and to abandon the General Land Office Patent easements on both parcels.

### Key Items for Consideration

- Proposal conforms to Shea Area Plan goals, policies, and guidelines
- The General Plan and the Shea Area Plan both support the provision of a variety of housing options, as well as reinvestment in underutilized/vacant properties



- Proposed residential density and design will complement the previously-approved Sienna Hills subdivision
- Access not impacted by this proposed abandonment
- Preserving major wash through property
- Providing Scenic Corridor along E. Shea Boulevard (average 100-foot width)
- Planning Commission heard this case on February 28, 2018 and recommended approval with a 7-0 vote

## **OWNERS**

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Berg Estate and City of Scottsdale  
(480) 994-0994

## **APPLICANT CONTACT**

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Alex Stedman  
Lva Urban Design Studio LLC  
480-994-0994

## **LOCATION**

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North side of Shea Blvd. west of the northwest corner of Shea Blvd. and 124th Street (parcels 217-29-035 and 217-29-036A)

## **BACKGROUND**

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### **General Plan**

The 2001 General Plan Conceptual Land Use Map designates the property as Rural Neighborhoods. This land use category includes relatively large lot single-family neighborhoods with densities of usually one house per one acre (or more) of land.

### **Shea Area Plan**

The site is located within the boundary of the Shea Character Area, which was adopted by the City Council in June 1993. The Shea Area Plan contains goals, policies, and guidelines to enhance and protect existing neighborhoods, encourage site planning that is sensitive to environmental features, and to ensure that new development is compatible with existing development.

As defined in the Shea Area Plan, the subject property is located within the Shea Corridor Overlay, which is generally located ¼ mile north and south of Shea Boulevard from Hayden Road to the eastern city limit. Per the 2001 General Plan, properties within the Shea Corridor can be considered for non-major General Plan amendment flexibility if the development proposals for these properties meet the goals, policies, and guidelines as established in the character plan.

### **Zoning**

The site is zoned *Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL)*, which allows single-family residential uses and has an *Environmentally Sensitive Lands Overlay* zoning designation. The properties have had R1-43 zoning since annexation in 1975 (Ordinance 891). The ESL zoning overlay district which was adopted in 1991 is intended to identify and protect environmentally sensitive features. Under the existing R1-43 ESL zoning, up to 6 homes can be built.

### **Context**

The subject property is located on the north side of Shea Boulevard, west of the northwest corner of Shea Boulevard and 124th Street (parcels 217-29-035 and 217-29-036A). The western parcel (217-29-036A) is currently owned by the City of Scottsdale and contains a reservoir tank. It has been determined that the reservoir tank is no longer needed and will be removed with the sale of this property. Please refer to context graphics attached.

### **Adjacent Uses and Zoning**

- North: Desert Hills of Scottsdale single family subdivision zoned *Single-family Residential, Environmentally Sensitive Lands (Hillside District) R1-10 ESL (HD)*.
- South: Shea Boulevard and Central Arizona Canal zoned *Single-family Residential (R1-43)*.
- East: Sienna Hills single family subdivision zoned *Single-family Residential, Environmentally Sensitive Lands R1-18 ESL*.
- West: Desert Hills of Scottsdale single family subdivision zoned *Single-family Residential, Environmentally Sensitive Lands (Hillside District) R1-10 ESL (HD)*.

### **Other Related Policies, References:**

- 2001 City of Scottsdale General Plan
- 1993 Shea Area Plan
- 2013 Citywide land Use Assumptions Report
- Zoning Ordinance
- Transportation Master Plan

## **APPLICANTS PROPOSAL**

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### **Development Information**

The development proposal includes to rezone the property's density from 6 lots to 16 lots which requires a non-major General Plan amendment and abandonment of the existing GLOPE easements.

- Existing Use: eastern parcel (217-29-035) vacant land and western (217-29-036A) water reservoir tank to be removed
- Proposed Use: single-family subdivision
- Parcel Size: +/- 8 gross acres
- Building Height Allowed: 24 feet from natural grade
- Building Height Proposed: 24 feet from natural grade

- NAOS Required: 1.61 acres (scarred credit)
- NAOS Provided: 2.21 acres
- Current Density Allowed: .83 dwelling units per acre (6 lots)
- Density Allowed (R1-10 ESL): 3.12 dwelling units per acre (24 lots)
- Density Proposed: 2 dwelling units per acre (16 lots)

## **IMPACT ANALYSIS**

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### **General Plan**

The request is for a non-major General Plan amendment from Rural Neighborhoods to Suburban Neighborhoods on an approximate 8 +/- acre site. The Suburban Neighborhoods category includes *medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes, such as patio homes. The terrain should be relatively flat, or gently sloping, to accommodate this density. Preservation of environmental features (particularly in desert settings near the mountains) is a key consideration and in the past has often been accommodated through master-planned communities or clustering.*

The request conforms to the General Plan description of Suburban Neighborhoods. The applicant's proposal is for density of approximately 2 dwelling units per acre on a relatively flat site. Typically, a request from Rural Neighborhoods (Group A) to Suburban Neighborhoods (Group B) would be determined as a major General Plan amendment based on Criteria #1 outlined in the 2001 General Plan. However, the 2001 General Plan also allows for flexibility in major amendment determinations when the proposal meets specific criteria. The proposed project is within the Shea Character Area and Shea Corridor Overlay, and meets the residential goals, policies, and guidelines of the Shea Area Plan and Shea Corridor Overlay, thus allowing for the non-major amendment determination.

### **Policy Implications (Non-Major General Plan Amendment)**

One of the General Plan's Six Guiding Principles is "Enhance Neighborhoods", which acknowledges that Scottsdale's residential and commercial neighborhoods are major defining features of the community and that Scottsdale is committed to maintaining and enhancing existing and future neighborhoods. As such, the proposed change in General Plan land use category from Rural Neighborhoods to Suburban Neighborhoods is consistent with the 2001 General Plan and implements the following:

The General Plan Open Space and Recreation Element encourages a balanced, comprehensive, conservation of natural and recreational resources that will enhance the social, psychological and physical well-being of Scottsdale citizens and community members. This element further seeks to improve the natural and urban environments as defined by the quality of open spaces in Scottsdale (Goal 1). The proposed change in General Plan land use designation – and further, the complementary zoning application (15-ZN-2017) – supports this element's approaches, whereby the identity and natural desert character of the area would be maintained through the conservation of existing desert vegetation and landforms. Furthermore, the development proposes to revegetate

scarred areas of the subject site.

Shea Boulevard is designated as a Scenic Corridor by the General Plan – those streets where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the neighborhood setting, and buffering of roadway impacts is important. This allows for a larger landscaped area that can minimize the impact of highly traveled roads adjacent to neighborhoods. Accordingly, the applicant proposes to provide an 85' minimum, 100' average Scenic Corridor adjacent to Shea Boulevard.

The 2001 General Plan (Land Use Element Goal 5 and Goal 8, bullet 2, and Community Mobility Element Goal 11) places importance on meaningful and accessible pedestrian links throughout the community. The applicant proposes to provide a paved 10' multi-use path that will meander along the site's frontage. Furthermore, a paved 6' path will directly connect the new community to the 10' path outlined above.

The General Plan Land Use (Goals 3 and 7), Neighborhoods (Goals 4 and 5), and Housing (Goal 2) Elements support sensitive integration and transition of new development and redevelopment into established areas of the community. Furthermore, the plan encourages new development to be context-appropriate, blending with the character of that which has been previously established. The applicant proposes a single-family residential development that will complete the Sienna Hills subdivision (15-ZN-2013), including similar density, lot size, provided open space, and design.

#### **Shea Area Plan**

The requested change in General Plan land use category from Rural Neighborhoods to Suburban Neighborhoods is consistent with the Council adopted Shea Area Plan. The proposed project will be compatible with existing land use patterns (Goal 1), provides open space pedestrian linkages that visually enhance the area (Goal 2, Policy 1), preserves open space (Goal 2, Policy 2), and improves the trail system as an alternate transportation route (Goal 3, Policy 2). Finally, it is consistent with the residential Shea Corridor goals, policies, and guidelines in terms of its location and density (Goal 1, Policy 1).

#### **Land Use Impact Model**

In May 2016, Long Range Planning Services contracted with Applied Economics to produce a land use impact model to estimate the socioeconomic, development, and fiscal impacts associated with a change from one General Plan land use designation to another over a 20-year time period (in this instance, 2018-2037). From a fiscal standpoint, the model assesses both revenues generated from development (initial construction expenditures, yearly sales tax generation, etc.) as well as City expenditures (public safety, infrastructure maintenance, etc.), as a means to estimate how much value a project adds (or does not add) over time – or Net Present Value (NPV).

In this instance, the model provided a general assessment of the subject site comparing the existing "Rural Residential" outlook with the proposed "Suburban Residential" outlook in the Central Sub-Area of the City. The model shows a negative NPV of \$73 thousand for the proposed "Suburban Residential" over 20 years. The existing "Rural Residential" outlook estimates a positive NPV of \$29 thousand over the same time period.

Because the existing and proposed General Plan land use designations accommodate more than one zoning district and thus allow for a considerable range of density and intensity, the potential

impacts represented above are at best an estimate and should not be considered conclusive. The full results of the Land Use Impact Model assessment are located in the case file.

### **Land Use**

The proposed zoning designation of Single-Family Residential, Environmentally Sensitive Lands (R1-10 ESL) will allow for 16 dwelling units. The site plan is designed to preserve the natural wash on the eastern side of the property in a NAOS tract and providing a Scenic Corridor along the property's Shea Boulevard frontage. The proposal is consistent with Desert Hills of Scottsdale subdivision to the north and west in terms of density, lot size and zoning. The developer will be requesting amended development standards for lot size, lot width and setbacks from the Development Review Board for the proposed subdivision.

### **Traffic/Trails**

The proposed rezoning site plan provides a street connection to the Sienna Hills subdivision to the east eliminating any access points on E. Shea Boulevard for the subject property. The GLO easements are not required for access or for the street network in this area base on the City's Local Area Infrastructure plan. The proposed development will provide a sidewalk connection from the southern cul-de-sac to E. Shea Boulevard and a multi-use path along the E. Shea Boulevard frontage.

### **Water/Sewer**

The developer is responsible for constructing new water and sewer service infrastructure to serve the site, and there are not anticipated impacts.

### **Public Safety**

The nearest fire station is located at 11180 N 132<sup>nd</sup> Street, approximately 1.34 miles to the west. The subject site is served by Police District 3, Beat 14. The proposed development is not anticipated to have a negative impact on public safety services.

### **Public Utilities**

The public utilities have been notified of the applicant's abandonment request. The utility companies have indicated that there are no conflicts with the proposed abandonment and support the abandonment.

### **School District Comments/Review**

The Scottsdale Unified School District has confirmed that their school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning.

### **Open Space**

The development is required to provide 1.61 acres of Natural Area Open Space. This proposal is providing 2.21 acres of NAOS in tracts. The property has scarred areas which will be dedicated as NAOS and the developer is applying the scarred credit for these areas. The NAOS will preserve the natural wash through the property. A Scenic Corridor Easement will be dedicated along E. Shea Boulevard frontage with an average of 100-foot width and a minimum width of 85 feet. An open space tract is provided on the north and west side of the property as a buffer between the existing

subdivision and this proposed development.

### **Community Involvement**

The applicant mailed notification letters with the open house information to property owners within 750-feet of the subject site on June 2, 2017 and a Project Under Consideration sign was posted on the site on June 5, 2017. The Open House was held on June 15, 2017 at the McDowell Mountain Community Church at 10700 N. 124<sup>th</sup> Street. The applicant's public outreach report is attached to this report.

City staff mailed postcards to property owners within 750-feet of the subject site and interested parties when the case was submitted and additional postcards notifying them of the Planning Commission and City Council hearing dates, time and location. The applicant has posted a sign on the subject property with the hearing dates, time and location. City staff has received a few inquiries on this proposed project through phone calls.

### **Community Impact**

The proposed rezoning is consistent with the adjacent properties. The project will be providing more NAOS than what is required (.6 acres in excess) in tracts and preserving a major wash on the property.

## **BOARDS AND COMMISSIONS**

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### **Planning Commission:**

Planning Commission heard this case on February 28, 2018 and recommended approval with a 7-0 vote.

### **Staff's Recommendation to Planning Commission:**

1. Staff recommended that the Planning Commission make a recommendation to the City Council for approval of the request for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 from Rural Neighborhoods to Suburban Neighborhoods on approximately 8 +/- acres located on the north side of Shea Boulevard, west of the northwest corner of Shea Boulevard and 124<sup>th</sup> Street.
2. Staff recommended that the Planning Commission make a recommendation to the City Council for approval of case 15-ZN-2017, per the attached stipulations, finding that the proposed Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning to Single-family Residential, Environmentally Sensitive Lands (R1-10 ESL) on a +/- 8-acre site (parcels 217-29-035 and 217-29-036A) on the north side of Shea Blvd. west of the northwest corner of Shea Blvd. and 124<sup>th</sup> Street is consistent and conforms with the adopted General Plan.
3. Staff recommended that the Planning Commission make a recommendation to the City Council for approval of case 13-AB-2017 to abandon the entire thirty-three (33) foot wide General Land Office Patent Easements (GLOPE) on parcels 217-29-035 and 217-29-036A, currently zoned Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL)

located on the north side of Shea Blvd. west of the northwest corner of Shea Blvd. and 124th Street subject to compensation.

## RECOMMENDATION

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### Recommended Approach:

1. Adopt Resolution No. 11064 approving a non-major General Plan amendment to the City of Scottsdale General Plan 2001 from Rural Neighborhoods to Suburban Neighborhoods on approximately 8 +/- acres located on the north side of Shea Boulevard, west of the northwest corner of Shea Boulevard and 124<sup>th</sup> Street.
2. Adopt Ordinance No. 4336 approving a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning to Single-family Residential, Environmentally Sensitive Lands (R1-10 ESL) zoning on a +/- 8-acre site (parcels 217-29-035 and 217-29-036A) on the north side of Shea Blvd. west of the northwest corner of Shea Blvd. and 124th Street.
3. Adopt Resolution No. 11065 approving the abandonment of the entire thirty-three (33) foot wide General Land Office Patent Easements (GLOPE) on parcels 217-29-035 and 217-29-036A, currently zoned Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) located on the north side of Shea Blvd. west of the northwest corner of Shea Blvd. and 124th Street. The property owner of APN #217-29-036A, City of Scottsdale Water Resource Department, will pay the \$140,138.31 to the Abandonment Conveyance Account No. 100-21300-44221 fee from proceeds of the \$595,000 sale of the property (2018-003-COS) with the remaining \$454,861.69 credited to Water Reclamation Services Admin, Real Estate Account No.603-29303-48501. This City expense is offset by over \$200,000 of construction savings realized from CIP WC05B by requiring the buyer, Sienna Hills 21 Corp, to take on certain construction responsibilities called for in the capital projects contract for the demolition of the water reservoir tank facilities onsite. No accommodations for these transferred construction responsibilities were made in the appraisal or land sale price. The property owner of APN# 214-29-035 will pay \$59,787.81 prior to the recording of the final plat.

## RESPONSIBLE DEPARTMENT(S)

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### Planning and Development Services

Current Planning Services & Long Range Planning Services

## STAFF CONTACT(S)

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Doris McClay  
Senior Planner  
480-312-4214

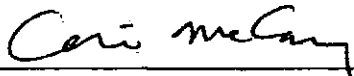
E-mail: [dmcclay@ScottsdaleAZ.gov](mailto:dmcclay@ScottsdaleAZ.gov)

Taylor Reynolds  
Senior Planner  
480-312-7924

[treynolds@scottsdaleaz.gov](mailto:treynolds@scottsdaleaz.gov)

**APPROVED BY**


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Doris McClay, Report Author

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3/19/18  
Date

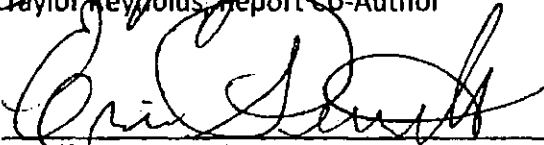
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Taylor Reynolds, Report Co-Author

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3/19/2018  
Date


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

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03/19/2018  
Date

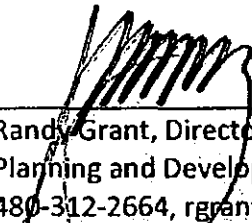
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Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

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3/26/2018  
Date

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

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3/26/18  
Date

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## ATTACHMENTS

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1. Context Aerial
- 1A. Aerial Close-Up
2. Resolution No. 11064  
Exhibit 1: General Plan Land Use Map
3. Resolution No. 11065
4. Ordinance No. 4336  
Exhibit 1: Stipulations  
Exhibit A to Exhibit 1: Site Plan  
Exhibit 2: Zoning Map
5. Additional Information
6. Applicant's Narrative
7. Existing General Plan Land Use Map
8. Existing Zoning Map
9. Local Area Infrastructure Plan
10. Proposed Natural Area Open Space Plan
11. Citizen Involvement
12. City Notification Map
13. February 28, 2018 Planning Commission meeting minutes

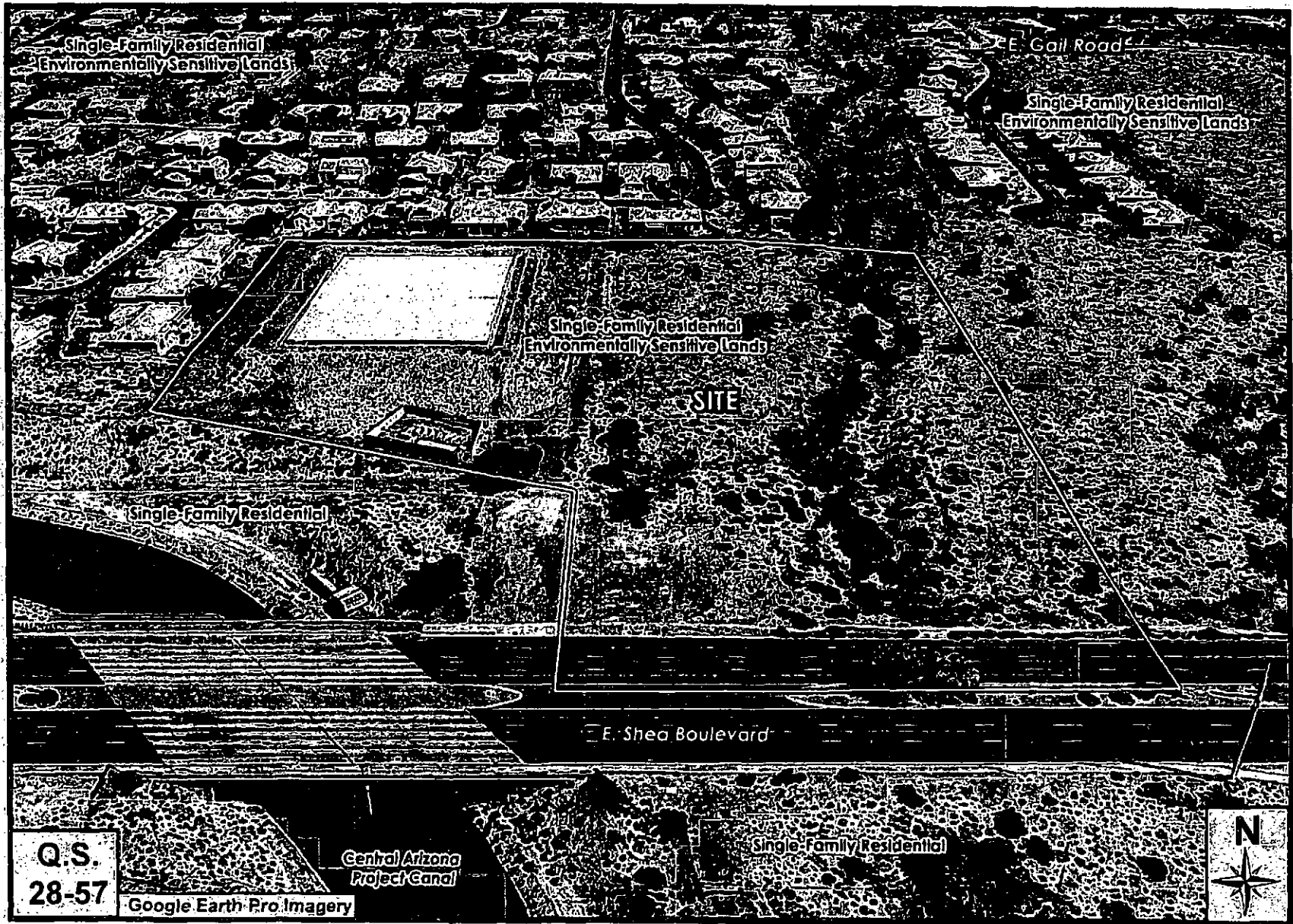


Q.S.  
28-57

Google Earth Pro Imagery

# Sienna Hills Ph. 2

15-ZN-2017



Sienna Hills Ph. 2

15-ZN-2017

RESOLUTION NO. 11064

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A NON-MAJOR AMENDMENT TO THE CITY OF SCOTTSDALE 2001 GENERAL PLAN CONCEPTUAL LAND USE MAP FROM RURAL NEIGHBORHOODS TO SUBURBAN NEIGHBORHOODS ON A +/- 8-ACRE SITE (PARCELS 217-29-035 AND 217-29-036A) LOCATED ON THE NORTH SIDE OF SHEA BLVD. WEST OF THE NORTHWEST CORNER OF SHEA BLVD. AND 124TH STREET.

WHEREAS, the City Council, through its members and staff, has solicited and encouraged public participation in the consideration of the non-major General Plan amendment, consulted and advised with public officials and agencies as required by Arizona Revised Statutes Section 9-461.06, transmitted a review copy of the general plan amendment proposal to each agency required by ARS Section 9-461.06 and all persons or entities who made a written request to receive a review copy of the proposal, and considered comments concerning the proposed amendment and alternatives; and

WHEREAS, the Planning Commission held a recommendation hearing on February 28, 2018 concerning the General Plan Amendment; and

WHEREAS, the City Council, held a public hearing on April 10, 2018, and has incorporated, whenever possible, the concerns expressed by all interested persons.

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

Section 1. That the City Council hereby amends the General Plan Conceptual Land Use Map for the City of Scottsdale, for the property located on the north side of Shea Blvd. west of the northwest corner of Shea Blvd. and 124th Street for a +/- 8-acre site from Rural Neighborhoods to Suburban Neighborhoods.

Section 2. That the above amendment is described in Case No. 6-GP-2017 (relating to zoning case 15-ZN-2017), and depicted on Exhibit 1, attached hereto and incorporated by this reference.

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

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

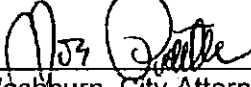
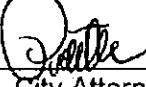
ATTEST:

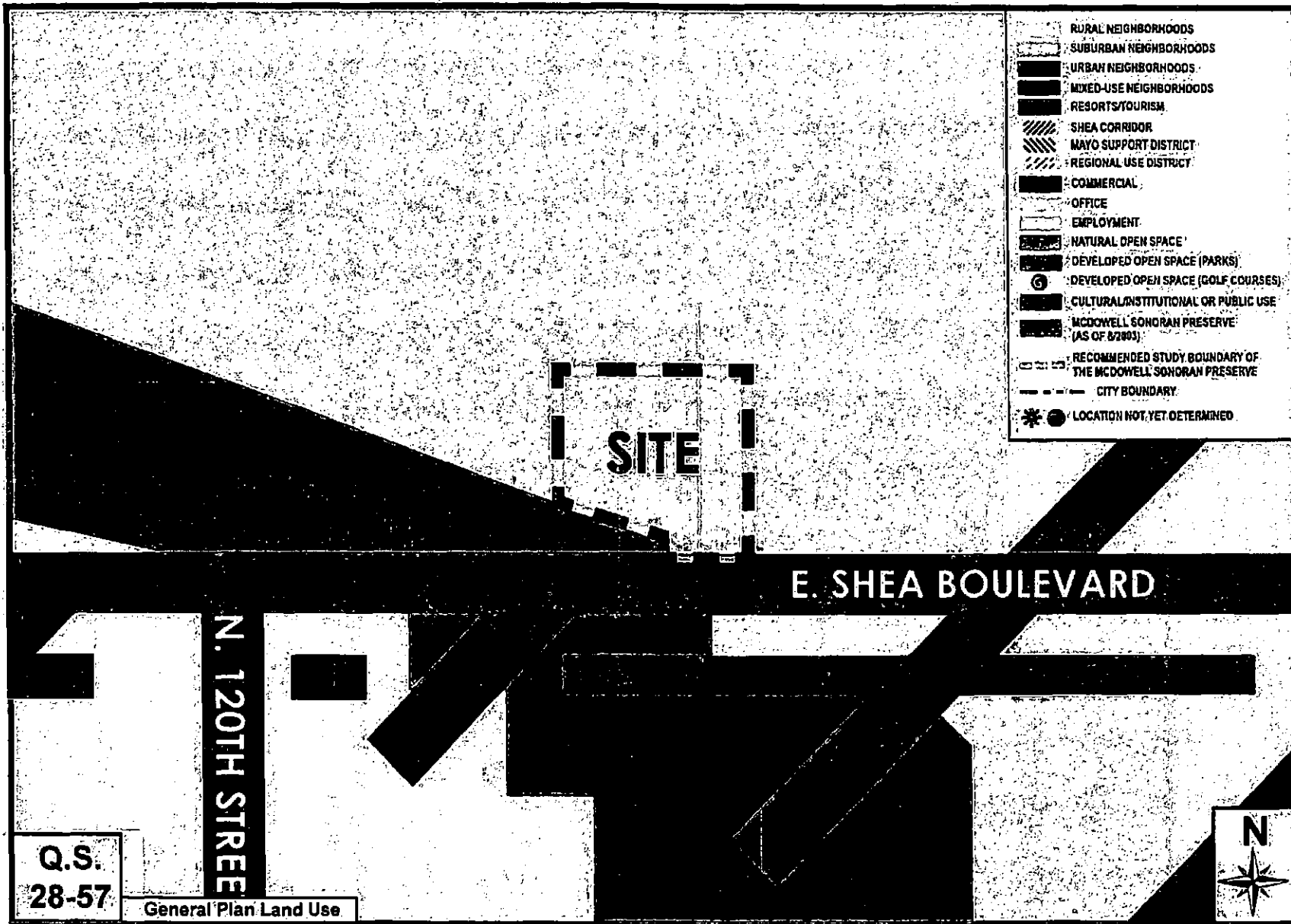
CITY OF SCOTTSDALE, an Arizona municipal corporation

By: \_\_\_\_\_  
Carolyn Jagger  
City Clerk

By: \_\_\_\_\_  
W.J. "Jim" Lane  
Mayor

APPROVED AS TO FORM:

By:  \_\_\_\_\_  
Bruce Washburn, City Attorney  
By:  \_\_\_\_\_  
Joe Padilla, Deputy City Attorney



- RURAL NEIGHBORHOODS
- SUBURBAN NEIGHBORHOODS
- URBAN NEIGHBORHOODS
- MIXED-USE NEIGHBORHOODS
- RESORTS/TOURISM
- SHEA CORRIDOR
- MAYO SUPPORT DISTRICT
- REGIONAL USE DISTRICT
- COMMERCIAL
- OFFICE
- EMPLOYMENT
- NATURAL OPEN SPACE
- DEVELOPED OPEN SPACE (PARKS)
- DEVELOPED OPEN SPACE (GOLF COURSES)
- CULTURAL/INSTITUTIONAL OR PUBLIC USE
- MCDOWELL SONORAN PRESERVE (AS OF 8/2003)
- RECOMMENDED STUDY BOUNDARY OF THE MCDOWELL SONORAN PRESERVE
- CITY BOUNDARY
- LOCATION NOT YET DETERMINED

Q.S.  
28-57

General Plan Land Use

N. 120TH STREET

E. SHEA BOULEVARD



Sienna Hills Phase 2

Resolution No: 11064  
Exhibit 1  
Page 1 of 1

6-GP-2017

**RESOLUTION NO. 11065**

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ABANDONING, SUBJECT TO CONDITIONS AND RESERVATIONS, CERTAIN INTERESTS IN A PORTION OF THE PUBLIC RIGHT-OF-WAY FOR PARCELS AT THE APPROXIMATE NORTH EAST CORNER OF THE CAP CANAL AND EAST SHEA BOULEVARD

(13-AB-2017)  
(Sienna Hills Phase 2)

WHEREAS:

A. A.R.S. Sec. 28-7201, et seq., and A.R.S. §9-500.24 provide that a city may dispose of a public roadway or portion thereof that is no longer necessary for public use.

B. Scottsdale Revised Code §2-221 and other applicable laws provide that the City may dispose of other real property interests.

C. After notice to the public, the City of Scottsdale ("City") City's planning commission and City Council have held hearings on the proposed abandonment of a certain portion of the street right-of-way and other interests (collectively the "Abandonment Right-of-way").

D. The Abandonment Rights-of-way are described on **Exhibit "A"**, **Exhibit "B"**, **Exhibit "C"**, and **Exhibit "D"**, attached hereto.

E. The Abandonment Right-of-way falls within, serves, affects or is near the parcels (the "West Parcel" APN 217-29-036A and "East Parcel" APN 217-29-035) comprising a total of approximately 7.2 acres as described on **Exhibit "E"** attached hereto.

F. The Abandonment Right-of-way lies within the area of a General Land Office (GLO) easement created by patent reservation.

G. City's city council finds that, subject to the conditions, requirements, reservations and limitations of this resolution, the Abandonment Right-of-way is no longer necessary for public use.

H. City's city council has considered the City expenditure, if any, authorized by this resolution and the direct consideration that City will receive and finds that there is a clearly identified public purpose for City's expenditure, if any, and that City will receive direct consideration substantially equal to its expenditure.

I. City's city council finds that consideration and other public benefit commensurate with the value of the interests in the Abandonment Right-of-way being abandoned, giving due consideration to its degree of fragmentation and marketability, will be provided to City by the owners of the abutting property.

NOW, THEREFORE, BE IT RESOLVED by the city council of the City of Scottsdale, Arizona, as follows:

1. Abandonment. Subject to the reservations and conditions below, City's interests comprising the Abandonment Right-of-way are hereby abandoned.

2. Reservations. City reserves to itself and excludes from this abandonment all of the following cumulative, perpetual interests:

2.1 Any and all interests in the Abandonment Right-of-way that any related application, zoning case, plat, lot split, use permit, or other land use regulatory process or requirements may require to be dedicated to City.

2.2 Any of the following in favor of City that may already have been imposed on the Abandonment Right-of-way prior to this resolution, if any:

2.2.1 Any V.N.A.E. or other vehicular non-access easement or covenant.

2.2.2 Any N.A.O.S. or other open space or similar easement or covenant.

2.2.3 Any scenic corridor, setback or similar easement or covenant.

2.3 An easement for all existing utilities, if any.

2.4 Such rights and interests, if any, as are required to be reserved by A.R.S. Sec. 28-7210 and A.R.S. Sec. 28-7215.

3. Effective Date. This resolution shall not be recorded or become effective until all of the following conditions (the "Conditions") are satisfied in accordance with all applicable laws, regulations and policies and at no expense to City:

3.1 The owners of the West and East Parcels shall pay to City the combined total amount of One Hundred Ninety Nine Thousand Nine Hundred Twenty Six and 12/100 Dollars (\$199,926.12) as compensation to City for the Abandonment Right-of-way, in addition to any application fees or other amounts related to this resolution and in addition to any other amounts payable to City.

3.2 The zoning administrator executes the certificate at the bottom of this resolution indicating that the Conditions have been satisfied.

4. Administration of Conditions. If the foregoing Conditions are not all satisfied prior to the second annual anniversary of this resolution, or if this resolution is not recorded prior to that deadline, then the city clerk shall mark this resolution to indicate that this resolution is void.

5. Exhibit Labeling. The text of this resolution controls any conflict with the exhibits as to the nature of the interests created, reserved or otherwise affected by this resolution. For example, if the text of this resolution indicates that City is reserving a particular type of easement, but the exhibit text or labels indicate a different type of real estate interest, then the text controls.

PASSED AND ADOPTED by the City Council of the City of Scottsdale this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

CITY OF SCOTTSDALE, an Arizona municipal corporation

\_\_\_\_\_  
W. J. "Jim" Lane, Mayor

ATTEST:

By: \_\_\_\_\_  
Carolyn Jagger, City Clerk

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

*Margaret Wilson*

Bruce Washburn, City Attorney

By: Margaret Wilson, Senior Assistant City Attorney

**CERTIFICATE**

I am the zoning administrator of the City of Scottsdale. I certify that I have confirmed that the conditions stated in paragraph 3 of the abandonment resolution above have been fulfilled and the resolution is ready to be recorded and become effective.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
name printed

### Table of Exhibits

<u>Exhibit</u>	<u>Paragraph</u>	<u>Description</u>
A	D	Legal description of street right-of-way to be abandoned
B	D	Scaled and dimensioned drawing to accompany legal description of street right-of-way to be abandoned
C	D	Legal description of street right-of-way to be abandoned
D	D	Scaled and dimensioned drawing to accompany legal description of street right-of-way to be abandoned
E	E	Depiction of parcels served by abandonment

**GROUP**

**Legal Description  
Right of Way Abandonment  
Sienna Hills Phase 2**

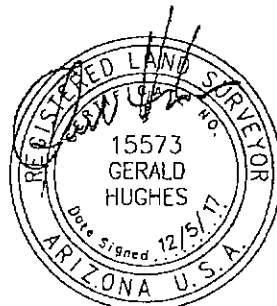
Job No. 17-544

December 5, 2017

A portion of right of way for roadway and public utilities purposes reserved in United States Land Patent No. 1144195, more particularly described as follows:

The west 33.00 feet, the north 33.00 feet and the east 33.00 feet of G.L.O. Lot 30, Section 23, Township 3 North, Range 5 East, Gila and Salt River Meridian, Arizona;

Excepting therefrom any portion lying south of the south line of that parcel conveyed to the City of Scottsdale in a warranty deed dated November 9, 1977 and recorded in Docket 12586, Page 576, records of Maricopa County, Arizona.



EXPIRES: 3/31/2018

Exhibit A  
Resolution No. 11065  
Page 1 of 1

EPS Group, Inc. • 2045 S. Vineyard, Suite 101 • Mesa, AZ 85210  
Tel (480) 503-2250 • Fax (480) 503-2258

S:\Projects\2017\17-544\Legal Survey\Legals\17544 LD abandonment Lot 30.docx

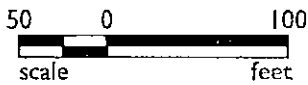
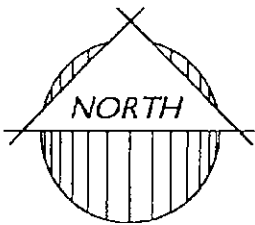
NORTH 33'  
LOT 30

WEST 33'  
LOT 30

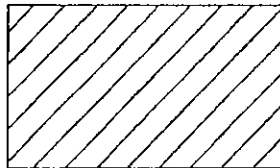
LOT 30,  
SEC 23,  
T.3N., R.5E.

EAST 33'  
LOT 30

Exhibit B  
Resolution No. 11065  
Page 1 of 1



PORTION OF EASEMENT TO BE ABANDONED



EXPIRES: 3/31/2018

17-544

RIGHT-OF-WAY FOR ROADWAY AND  
PUBLIC UTILITIES ABANDONMENT

EXHIBIT



2045 S. Vineyard Ave.  
Ste. 101 Mesa, AZ 85210  
T:480.503.2250 | F:480.503.2259  
www.epsgroupinc.com

**GROUP**

**Legal Description  
Right of Way Abandonment  
Sienna Hills Phase 2**

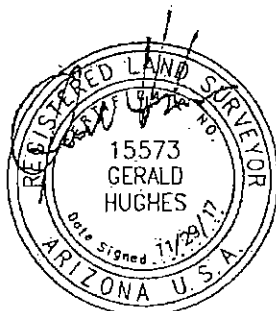
Job No. 17-544

November 29, 2017

A portion of right of way for roadway and public utilities purposes reserved in United States Land Patent No. 1147163, more particularly described as follows:

The west 33.00 feet, the north 33.00 feet and the east 33.00 feet of G.L.O. Lot 29, Section 23, Township 3 North, Range 5 East, Gila and Salt River Meridian, Arizona;

Excepting therefrom any portion lying within the south 65.00 feet of said G.L.O. Lot 29.



EXPIRES: 3/31/2018

Exhibit C  
Resolution No. 11065  
Page 1 of 1

EPS Group, Inc. • 2045 S. Vineyard, Suite 101 • Mesa, AZ 85210  
Tel (480) 503-2250 • Fax (480) 503-2258

S:\Projects\2017\17-544\Legal Survey\Legals\17544 LD abandonment.docx

NORTH 33'  
LOT 29

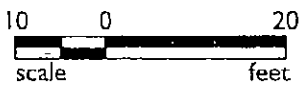
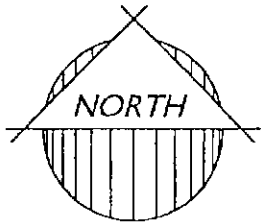
WEST 33'  
LOT 29

EAST 33'  
LOT 29

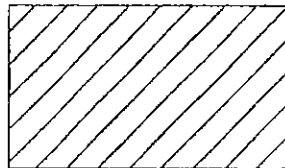
LOT 29,  
SEC 23,  
T.3N., R.5E.

SOUTH 65'  
LOT 29

Exhibit D  
Resolution No. 11065  
Page 1 of 1



PORTION OF EASEMENT TO BE ABANDONED



EXPIRES: 3/31/2018

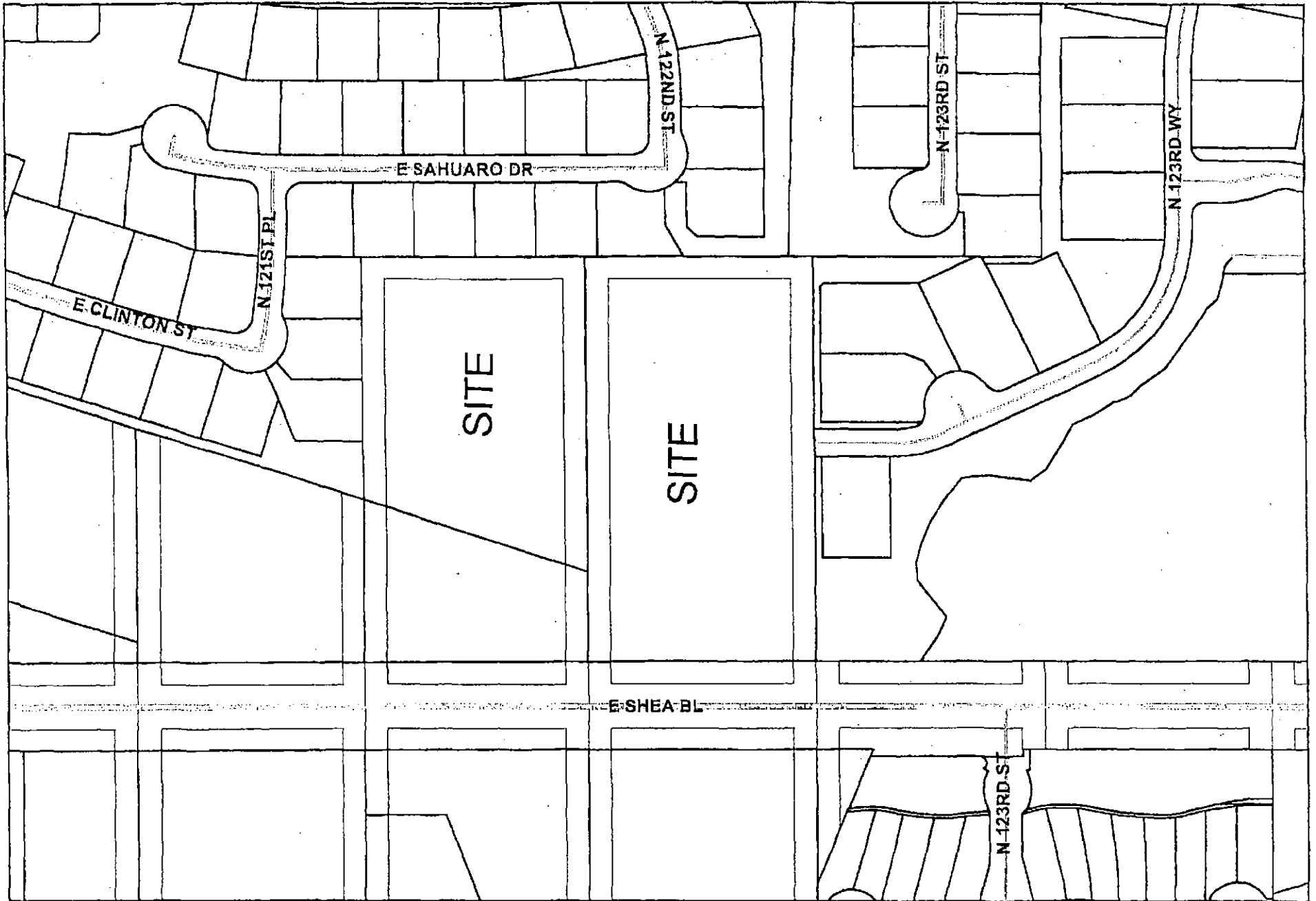
17-544

RIGHT-OF-WAY FOR ROADWAY AND  
PUBLIC UTILITIES ABANDONMENT

EXHIBIT



2045 S. Vineyard Ave.  
Ste. 101 Mesa, AZ 85210  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com



ORDINANCE NO. 4336

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 15-ZN-2017 FROM SINGLE-FAMILY RESIDENTIAL, ENVIRONMENTALLY SENSITIVE LANDS (R1-43 ESL) ZONING TO SINGLE-FAMILY RESIDENTIAL, ENVIRONMENTALLY SENSITIVE LANDS (R1-10 ESL) ZONING ON A +/- 8.0-ACRE SITE (PARCELS 217-29-035 AND 217-29-036A) LOCATED ON THE NORTH SIDE OF SHEA BLVD. WEST OF THE NORTHWEST CORNER OF SHEA BLVD. AND 124TH STREET.

WHEREAS, the Planning Commission held a hearing on February 28, 2018;

WHEREAS, the City Council held a hearing on April 10, 2018; and

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

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 15-ZN-2017.

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

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/- 8.0-acre site located on the north side of Shea Blvd. west of the northwest corner of Shea Blvd. and 124th Street, and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning to Single-family Residential, Environmentally Sensitive Lands (R1-10 ESL) zoning.

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

PASSED AND ADOPTED by the Council of the City of Scottsdale this \_\_\_\_\_ of \_\_\_\_\_, 2018.

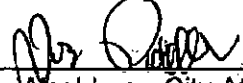
ATTEST:

CITY OF SCOTTSDALE, an Arizona  
Municipal Corporation

By: \_\_\_\_\_  
Carolyn Jagger  
City Clerk

By: \_\_\_\_\_  
W.J. "Jim" Lane  
Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:  \_\_\_\_\_  
Bruce Washburn, City Attorney  
By: Joe Padilla, Deputy City Attorney

**Stipulations for the Zoning Application:**

**Sienna Hills Ph. 2**

**Case Number: 15-ZN-2017**

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

**SITE DESIGN**

1. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform with the conceptual site plan submitted by Kimley-Horn and with the city staff date of 11/9/17, attached as Exhibit A to Exhibit 1. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. **MAXIMUM DWELLING UNITS/MAXIMUM DENSITY.** Maximum dwelling units shall not exceed 16 lots as shown on the site plan exhibit and maximum density shall not exceed 2 dwellings units per acre.
3. **ALTERATIONS TO NATURAL WATERCOURSES.** Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year – 2 hour rain event shall be subject to Development Review Board approval.
4. **BUFFERS.** With the final plat submittal, the developer shall provide a minimum twenty-five (25) foot-wide landscaped open space tract from the north property line and a minimum twenty (20) foot-wide landscaped open space tract from the west property line.

**DEDICATIONS**

5. **RIGHT-OF-WAY DEDICATIONS.** Prior to any permit issuance for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
  - E. Shea Boulevard. Sixty-five (65)-foot dedication, for a total Sixty-five (65)-foot wide north half-right-of-way width.
6. **LOCAL RESIDENTIAL PRIVATE STREETS.** All local residential private streets shall be contained within a subdivision tract of land that has minimum total width of forty (40) feet, and dedications to the property owners association consisting of property owners within the subdivision of the development project.
7. **SUBDIVISION TRACTS, PRIVATE STREETS, MAINTENANCE, AND LIABILITY.** A property owners' association consisting of property owners within the subdivision of the development project shall own and be responsible for all maintenance and liabilities of all subdivision tracts, private streets and related infrastructure.
8. **SCENIC CORRIDOR EASEMENT.** Prior to issuance of any permit for the development project, the owner shall dedicate a minimum Eighty-five (85)-foot wide with an average width of One hundred (100)-foot continuous Scenic Corridor Easement across the frontage along E. Shea Boulevard. The width of the Scenic Corridor Easement shall be measured from the E. Shea Boulevard sixty-five (65)-foot right-of-way. Unless otherwise approved by the Development Review Board, the area within the Scenic Corridor Easement shall be left in a natural condition.

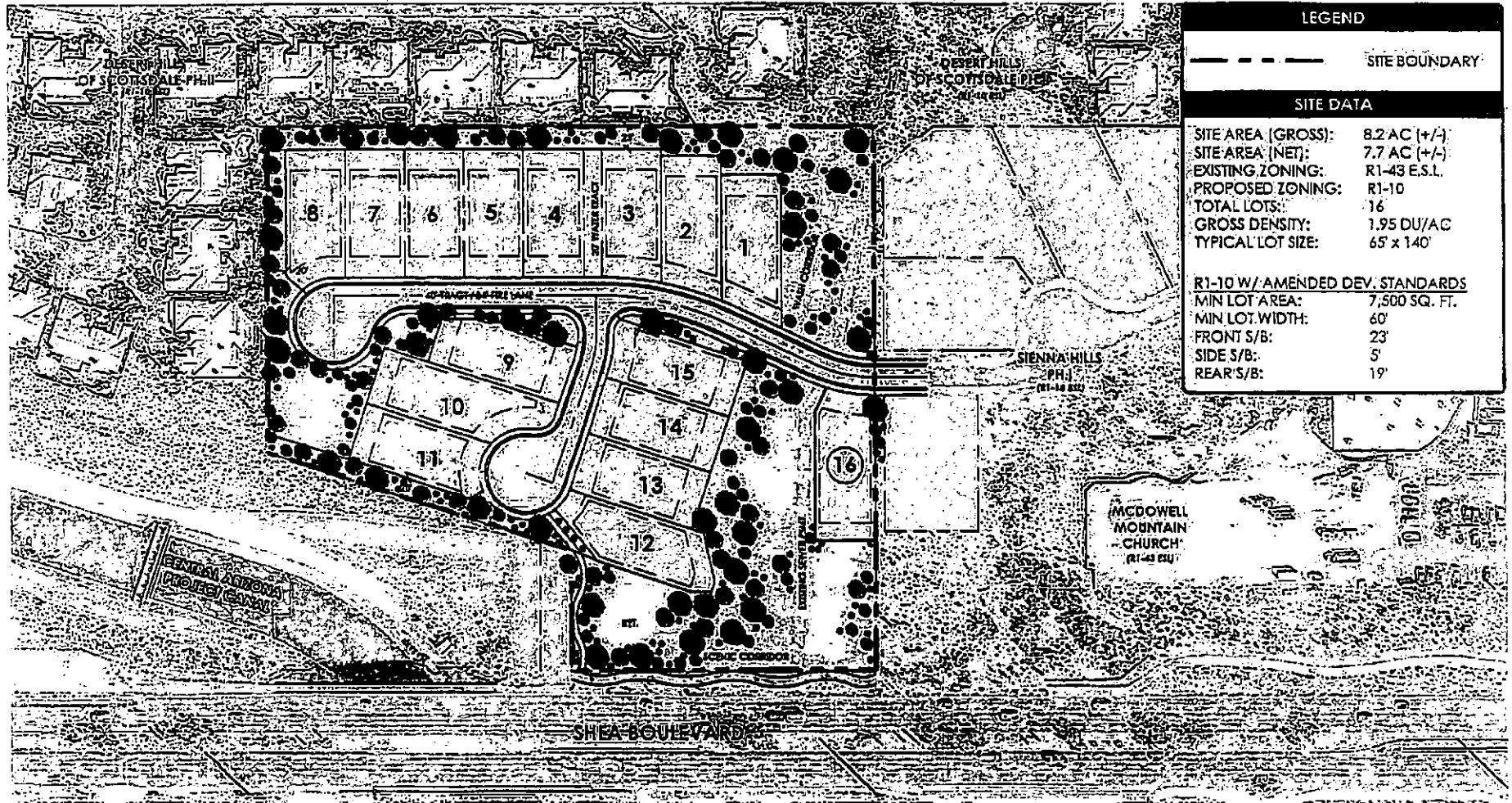
9. PUBLIC NON-MOTORIZED ACCESS EASEMENT. Prior to issuance of any permit for the development project, the owner shall dedicate to the City a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk or path in locations where the sidewalk or path crosses outside of right of way.

### **INFRASTRUCTURE**

10. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy, for the development project, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
11. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
12. MULTI-USE PATH IMPROVEMENTS. Prior to issuance of any Certificate of Occupancy for the development project, the owner shall construct a minimum Ten (10)-foot wide multi-use path (concrete) along E Shea Boulevard, to be offset a minimum 4 feet from the back of curb. The alignment of the path shall be subject to approval by the city's Zoning Administrator, or designee, prior to dedication. The path shall be designed in conformance with the Design Standards and Policies Manual.
13. PEDESTRIAN CONNECTION. Prior to issuance of any Certificate of Occupancy for the development project, the owner shall construct a minimum six (6)-foot wide sidewalk (concrete) connection from the internal street system to the Shea Boulevard path.
14. WATER AND WASTEWATER IMPROVEMENTS. The owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development per the Final Basis of Design Reports as approved by the Water Resources Department.
15. FIRE HYDRANT. The owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

### **REPORTS AND STUDIES**

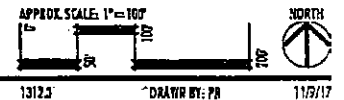
16. DRAINAGE REPORT. With the Development Review Board submittal, the owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project. In the drainage report.
17. BASIS OF DESIGN REPORT (WATER). With the Development Review Board submittal, the owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual.
18. BASIS OF DESIGN REPORT (WASTEWATER). With the Development Review Board submittal, the owner shall submit a Final Basis of Design Report for Wastewater for the development project in accordance with the Design Standards and Policies Manual.



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'

**CVA** urban design studio  
 land planning • development entitlements • landscape architecture  
 128 south michigan ave • tampa, florida 33628 • 430.994.0794

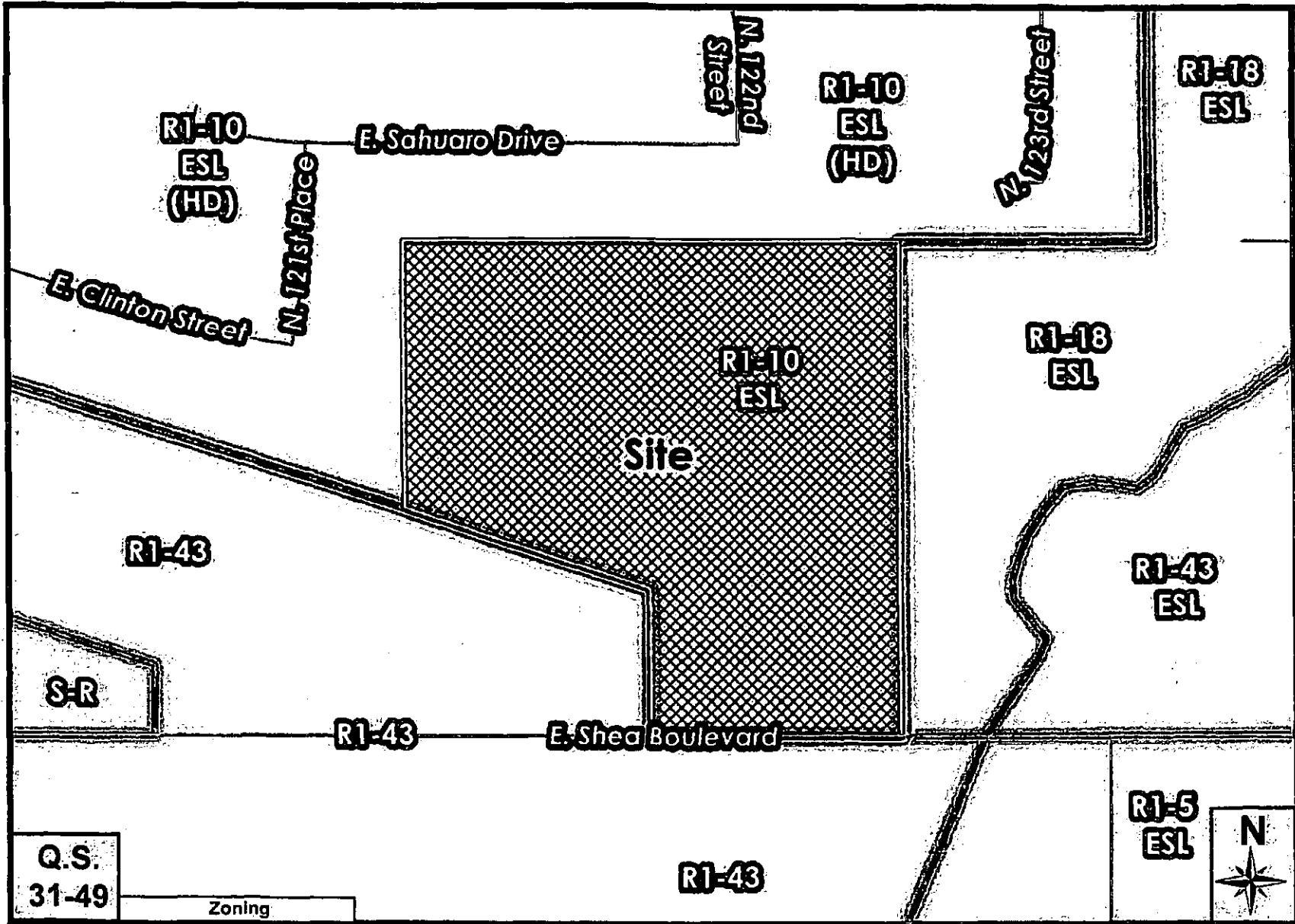
## SIENNA HILLS PH. II CONCEPTUAL SITE PLAN



PLANIMETRY NOT FOR CONSTRUCTION • SUBJECT TO DIMENSIONS AND CITY REVIEW AND APPROVAL • © COPYRIGHT/TRADEMARK DESIGN (C) 2017, LLC  
 This document, together with the surveys and designs prepared hereby, are the instruments of service, to be used only for the specific purpose and shall not be used for any other purpose without the express written authorization and approval of CVA Urban Design Studio, LLC. All shall be subject to the terms and conditions of the contract between CVA Urban Design Studio, LLC and the client.  
 PLANIMETRY - SIENNA HILLS PH. II (PHASE II) CONCEPTUAL SITE PLAN - Rev. 11/9/17

Ordinance No: 4336  
 Exhibit A to Exhibit 1  
 Page 1 of 1

**15-ZN-2017**  
**11/09/17**



Q.S.  
31-49

Zoning

Sienna Hills Ph. 2

Ordinance No. 4336  
Exhibit 2  
Page 1 of 1

15-ZN-2017

**Additional Information for:**

**Sienna Hills Ph. 2**

**Case: 15-ZN-2017**

**PLANNING/DEVELOPMENT**

1. **DENSITY CONTINGENCIES** Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
  - a. a plan indicating the treatment of washes and wash crossings,
  - b. wall design,
  - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
  - d. scenic corridors,
  - e. major stormwater management systems,
  - f. alterations to natural watercourses (all watercourses with a 100 year flow of 250 cfs to 749 cfs),
  - g. walls adjacent NAOS tracts and corridors, and
  - h. signage.
3. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. **EASEMENTS DEDICATED BY PLAT.** The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
5. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.
6. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not

be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

**ABANDONMENT OF GENERAL LAND OFFICE PATENT  
EASEMENT PROJECT NARRATIVE**

**SIENNA HILLS PH. II  
A RESIDENTIAL DEVELOPMENT**

PARCEL NUMBERS:  
217-29-036A & 217-29-035

CITY OF SCOTTSDALE

PREPARED BY:  
LVA URBAN DESIGN STUDIO, LLC  
120 E. Ash Ave.  
Tempe, AZ 85281

DECEMBER 6, 2017

ASSOCIATED CASES  
(6-GP-2017 & 15-ZN-2017)

## **Introduction**

The subject site consists of two contiguous parcels (APN #217-29-036A & 217-29-035) located at the northeast corner of Shea Boulevard and the Central Arizona Project Canal. The 8.2 acre site hosts a decommissioned water reservoir on the western parcel and vacant desert on the eastern parcel. The subject property is currently under consideration for a non-major general plan amendment and rezoning (case #6-GP-2017 & 15-ZN-2017) to accommodate phase two of Sienna Hills, a 16 lot Blandford Homes residential community.

Surrounding each parcel on the north, east and west perimeters are 33' wide Government Land Office Patent Easements (G.L.O.P.E.). The applicant is requesting abandonment of all existing GLOPEs as they present hardship to any development, specifically the development of future residential community. Considering the GLOPE alignment is not within the City's master transportation plan, no access impact is anticipated with this abandonment.

A legal and graphical depiction of the subject abandonment areas are included with this submittal.

The GLOPE area totals 1.92 acres of the 8.2 acre site, and does not include GLOPE area located within the existing Shea Boulevard right of way. Based on the net site area of 7.6 acres, the total GLOPE encumbrance on the property is 25% for the combined properties. With the current sixteen lot site plan, approximately 1.1 acres of the 1.9 acre GLOPE is proposed as open space, while 0.82 acres are proposed within development areas (lot or internal street).

## **Compensation**

City of Scottsdale GLOPE compensation policy, backed by the review of recent abandonments, indicate a standard compensation of 20 cents per square foot. The applicant is requesting consideration for reduction/offset of the compensation amount based on the following factors:

- The applicant has researched survey principles as documented in ***Brown's Boundary Control & Legal Principles, Fourth Edition*** which states, "...easements are terminated by merger. Because a person can never have an easement over his or her own land, if he or she acquires a parcel of land over which he or she has an easement, the easement ceases to exist." In this case of the subject, the property owner is the City of Scottsdale, and therefore all easements that run exclusively to the benefit of the City (i.e. existing GLOPEs) were nullified at the time of property acquisition. Therefore, it can be argued that the City cannot request the applicant to provide compensation for the GLOPE areas located within the westernmost (City owned) parcel (APN #217-29-036A). This area equates to approximately 35,847 square feet.
- The City's Street Transportation department has advocated an interest in reducing or eliminating future public access points from Shea Boulevard. The abandonment of these GLOPE areas align with the mandate to minimize

public/private access points from this arterial roadway. The proposed site plan gains access from 124<sup>th</sup> St., through Sienna Hills Phase I, therefore ensuring no additional access points would be added to Shea Boulevard along the subject site's frontage.

- With companion zoning case (15-ZN-2017), the applicant will be dedicating a Scenic Corridor easement to the City along Shea Boulevard frontage. The corridor will be a minimum of 85 feet in depth for the entire frontage of the property. The applicant is requesting that this area be offset against an equitable portion of the GLOPE abandonment area, as the exchange of area within a city dedicated easement is equivalent.
- With the companion zoning case (15-ZN-2017), the applicant will be providing public sidewalk improvements along the Shea Boulevard frontage. The multi-use path will be a minimum of 10 feet wide, comprised of concrete and extend for approximately 330 linear feet. The applicant is requesting that the improvement value of this public benefit be offset against an equitably valued portion of the GLOPE abandonment area.
- Approximately 58% of the GLOPE area in the combined properties is being committed to either natural area open space or community open space.
- The applicant will be purchasing approximately 135,509 sq.ft. of property from the City of Scottsdale that had been formerly utilized as a water reservoir site. The condition of the property when sold will include a large earthen pit that will require grading mitigation by the applicant. The cost of this mitigation was not factored into the appraisal of the property and therefore the cost should be considered as a compensatory offset against the value of the requested abandonment.

Through the review of recent GLOPE abandonment cases (specifically 7-AB-2012#3), the City of Scottsdale's most recent policy for GLOPE compensation is 20 cents per square foot for fee title GLOPE abandonments. Given the disproportionate burden of GLOPE area on the subject property, the applicant respectfully requests that consideration of the above factors be applied to the subject property to offset the compensation value of the GLOPE abandonment areas or to be commensurate with a reasonable and equitable amount.

### **Conclusion**

The applicant proposes to abandon unnecessary on-site GLOPEs in order to provide a quality community on a revitalized and vacant piece of land along the Shea Corridor. In consideration for the abandonment of the GLOPE areas on the two subject properties, the applicant agrees to provide the aforementioned compensation offsets including access mitigation, City of Scottsdale dedications and public improvements.



# SIENNA HILLS

## PHASE TWO

15-ZN-2017  
11/09/17

ATTACHMENT 4

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](mailto: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](mailto:astedman@lvadesign.com)

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

### Engineer

Kimley-Horn & Associates  
7740 N. 16<sup>th</sup> St. Suite 300  
Phoenix, AZ 85020  
Phone: 602-371-4533  
Contact: Curtis Brown  
Email: [Curtis.Brown@kimley-horn.com](mailto: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](mailto: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 124<sup>th</sup> 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 124<sup>th</sup> 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 124<sup>th</sup> 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 124<sup>th</sup> 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*

	<b>Existing Land Uses</b>	<b>General Plan Land Use Designation</b>	<b>Zoning Designation</b>
<b>SITE (Vacant)</b>	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
<b>South of Site (Vacant)</b>	Vacant	Cultural/Institutional & Public Use	R1-43 ESL
<b>West of Site (Desert Hills of Scottsdale)</b>	Single-family Residences	Suburban Neighborhood (1-8 du/ac)	R1-10 ESL
<b>North of Site (Desert Hills of Scottsdale)</b>	Single-family Residences	Suburban Neighborhood (1-8 du/ac)	R1-10 ESL
<b>East of Site (Sienna Hills Phase I)</b>	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 124<sup>th</sup> 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) 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**

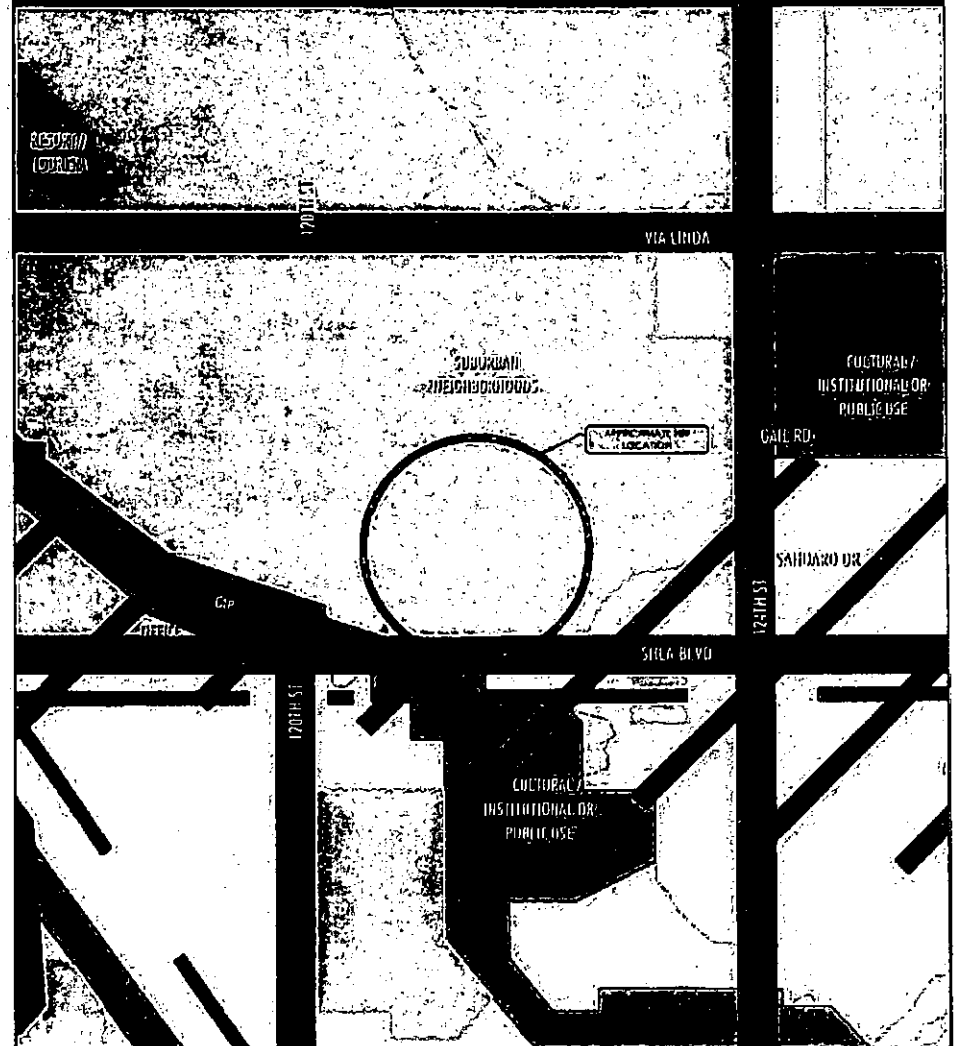
In summary, this application is a request for a non-major General Plan amendment from Rural Neighborhoods to Suburban Neighborhoods and a rezone from R1-43 ESL to R1-10 ESL on +/- 8.2 acre site located at the northeast corner of the Central Arizona Canal and Shea Boulevard for the development of sixteen (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**

**EXISTING GENERAL PLAN**



**PROPOSED GENERAL PLAN**



**LVA** urban design studio

land planning • development assistance • landscape architecture

170 south oak avenue • tempe, arizona 85281 • 480.994.0994

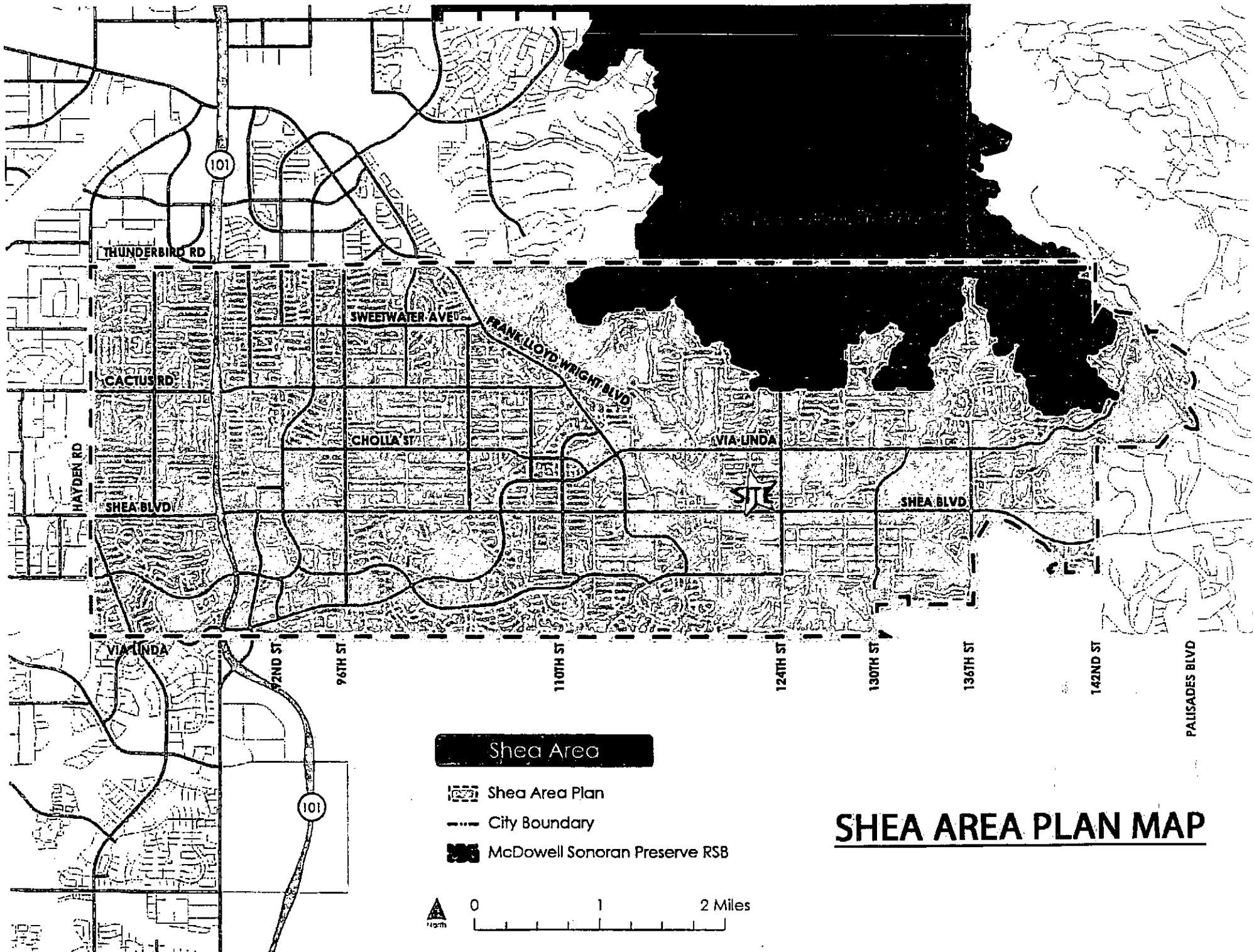
**SIENNA HILLS PH. II  
GENERAL PLAN LAND USE**






1:12.5 DRAWN BY: PA 8/27/17

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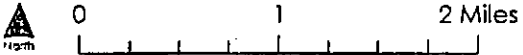
**Exhibit 2: Character Area – Shea Area Plan**



**Shea Area**

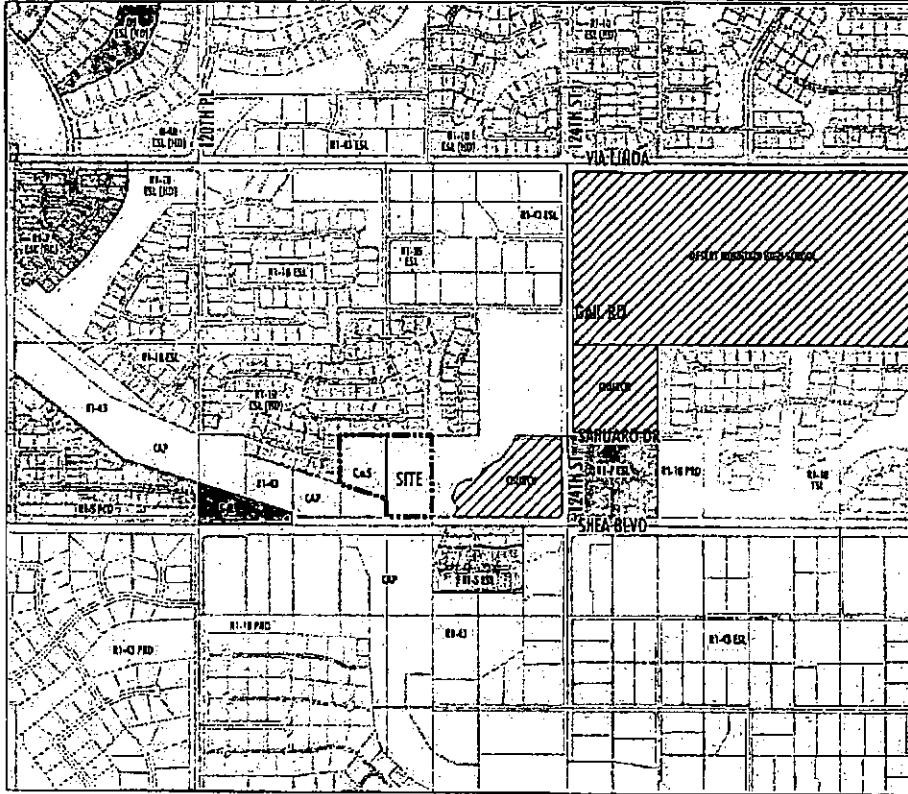
-  Shea Area Plan
-  City Boundary
-  McDowell Sonoran Preserve RSB

**SHEA AREA PLAN MAP**



## **Exhibit 3: Existing & Proposed Zoning Map**

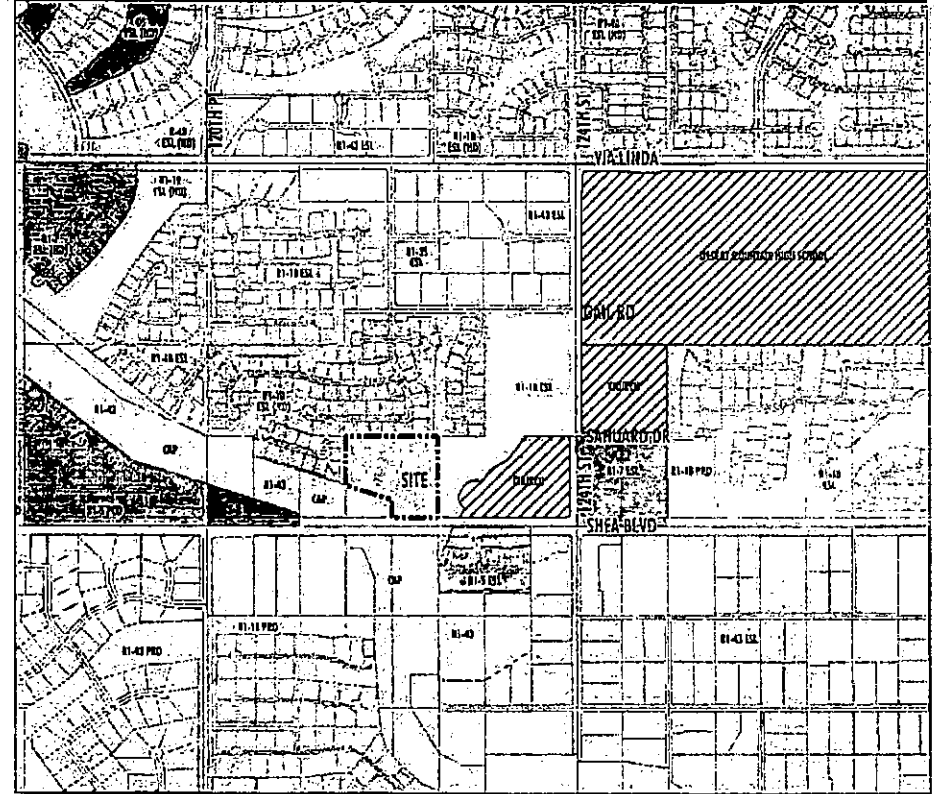
## EXISTING ZONING PLAN



### LEGEND

	SITE BOUNDARY		S-R
	R1-43		R-4
	R1-35		R1-5
	R1-18		OS ESL (HD)
	R1-10 ESL		
	R1-7 ESL		

## PROPOSED ZONING PLAN



### LEGEND

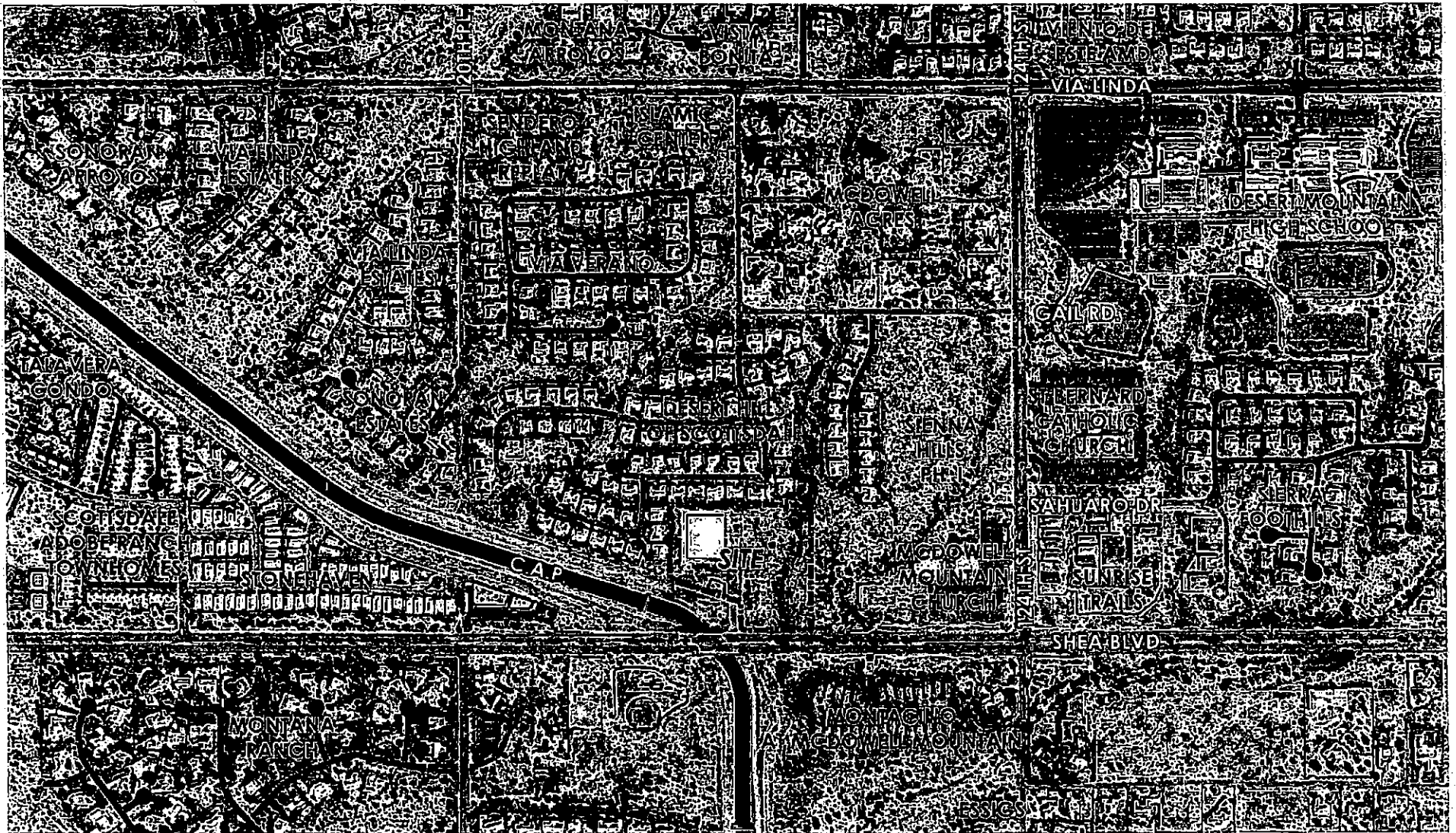
	SITE BOUNDARY		S-R
	R1-43		R-4
	R1-35		R1-5
	R1-18		OS ESL (HD)
	R1-10 ESL		
	R1-7 ESL		

## **Exhibit 4: Dimensioned Plan**



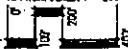

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## **Exhibit 5: Context Aerial**



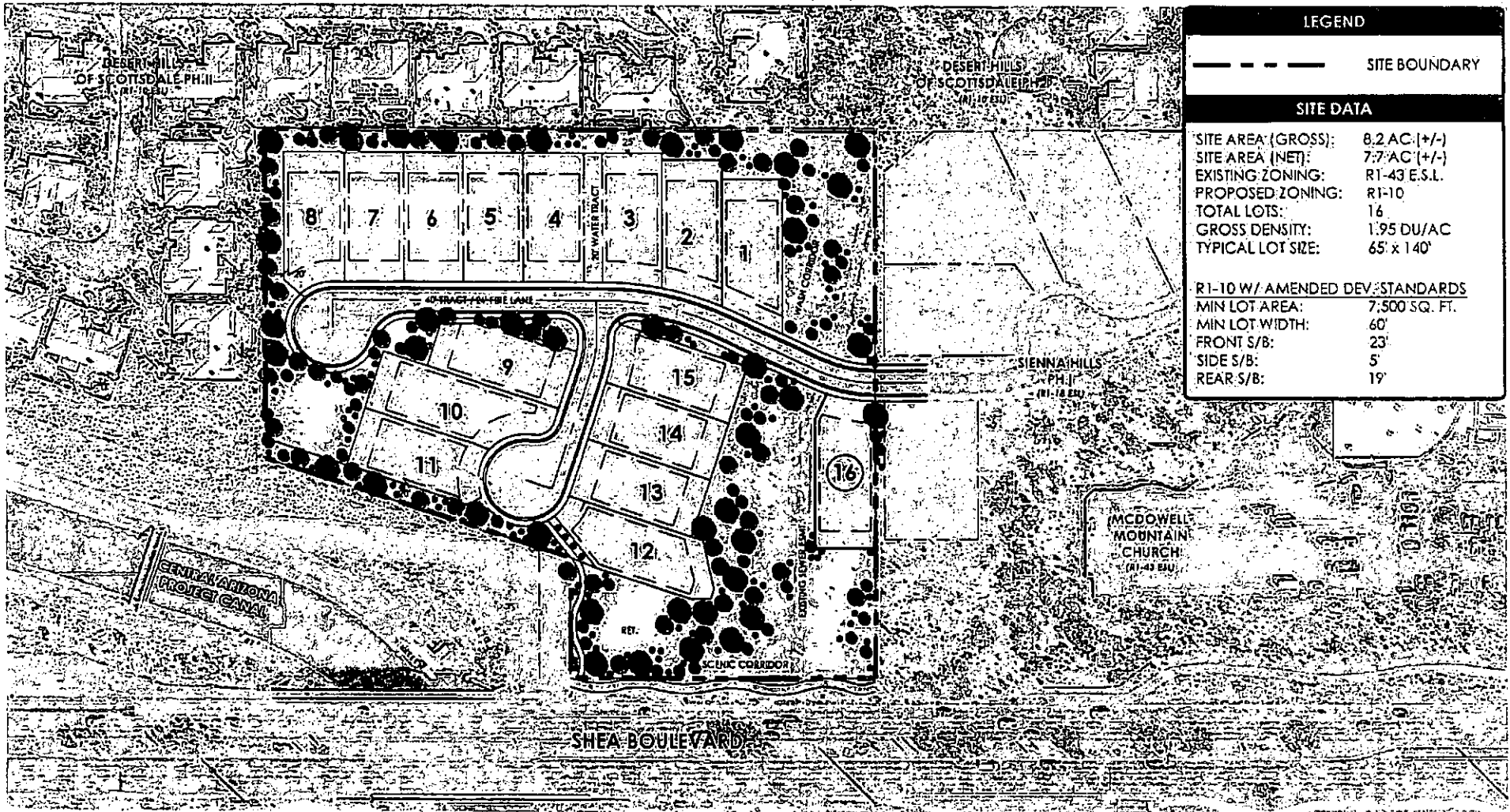
**LVA** urban design studio  
 land planning • development entitlements • landscape architecture  
 120 south rich avenue • tampa, florida 33601 • 408.994.0994

**SIENNA HILLS PH. II**  
**CONTEXT AERIAL**

APPROX. SCALE: 1"=200'  
  
 NORTH  
  
 1312.3 DRAWN BY: PA 02/17

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**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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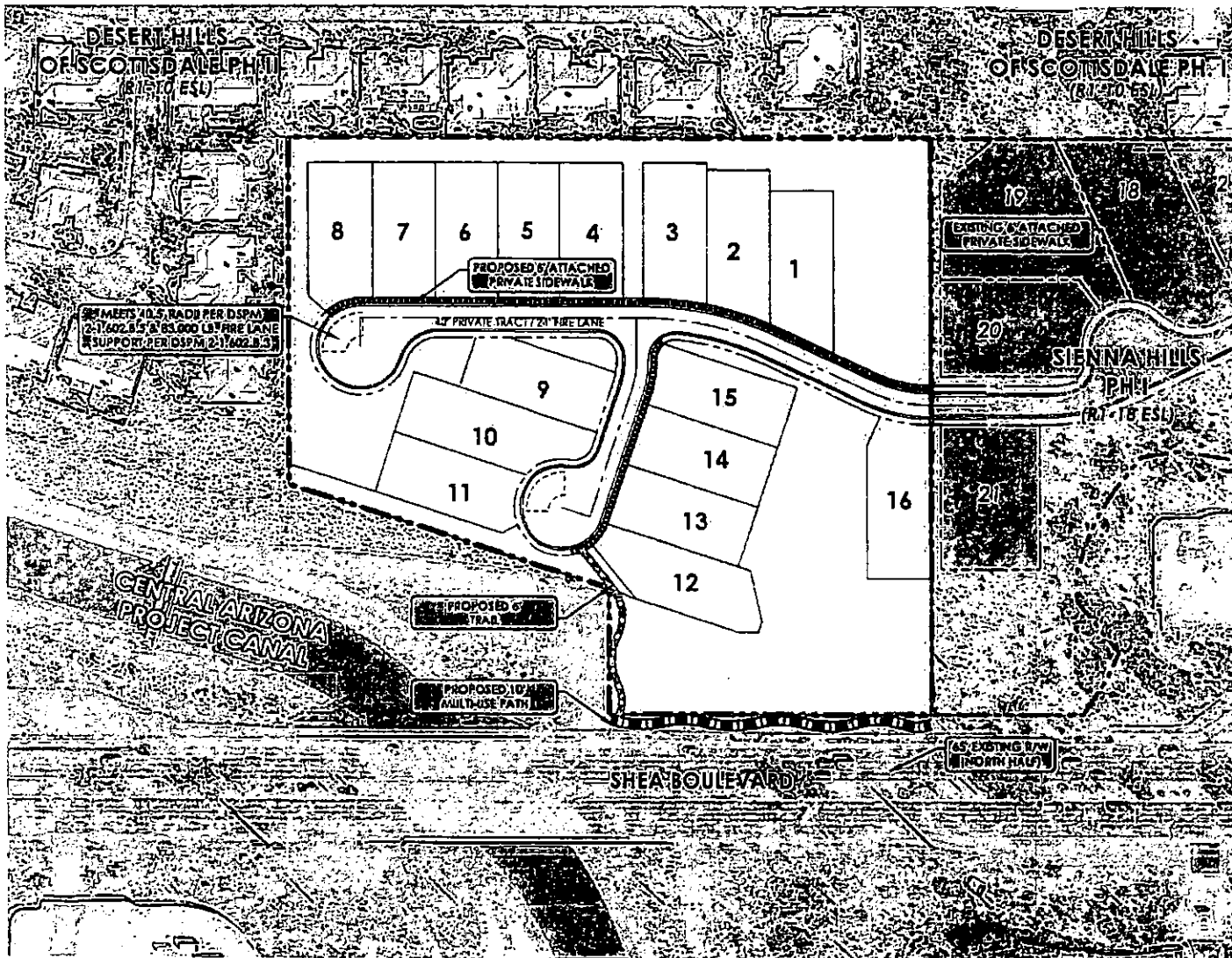
# SIENNA HILLS PH. II

## CONCEPTUAL SITE PLAN

APPROX. SCALE: 1" = 100'  
  
 1312.3 DRAWN BY: PR 11/29/17

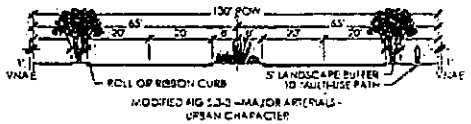
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**Exhibit 7: Pedestrian & Vehicular Circulation Plan**

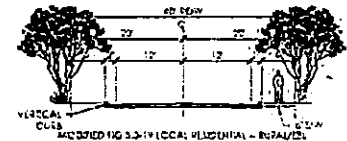


**LEGEND:**

- SITE BOUNDARY
- ===== PROPOSED PRIVATE 6' ATTACHED SIDEWALK
- . - . - . - . - . PROPOSED PRIVATE 6' MEANDERING TRAIL
- ■ ■ ■ PROPOSED PUBLIC 10' DETACHED MULTI-USE PATH



**SHEA BOULEVARD  
CROSS SECTION**



**TYPICAL INTERNAL LOCAL PRIVATE  
STREET CROSS SECTION**

**EMERGENCY VEHICLE ACCESS CONFORMANCE INFORMATION**

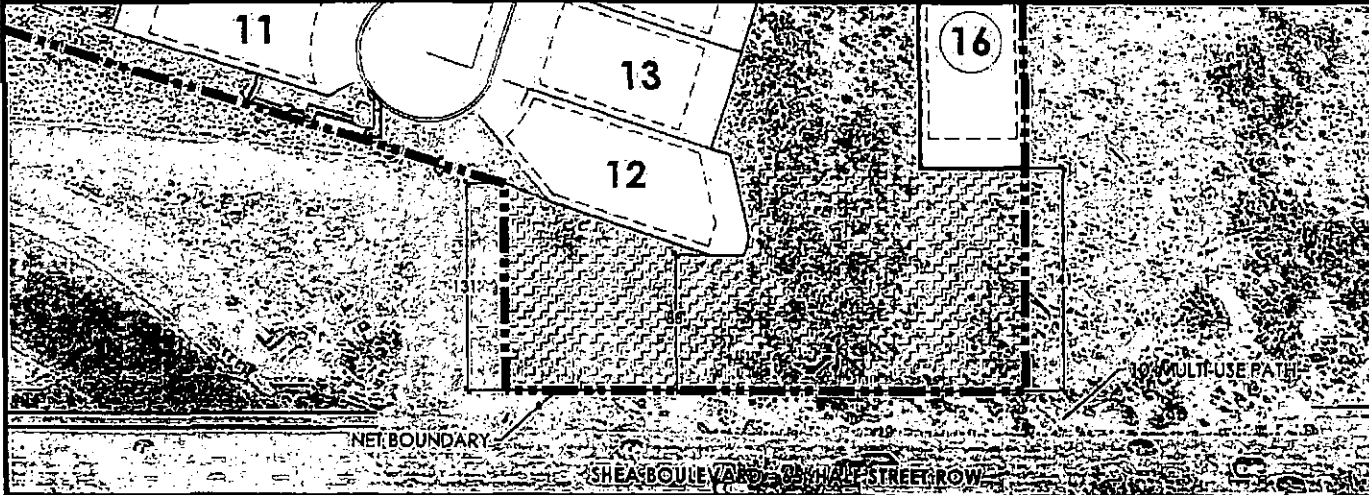
- ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
- FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
- GATE DETAIL CONSISTENT WITH DS&PM
- ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS
- 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)

**SIENNA HILLS PH. II**  
**PEDESTRIAN & VEHICULAR CIRCULATION PLAN**

## **Exhibit 8: Frontage Landscape Map**

SHEA BOULEVARD LANDSCAPE AREA PLAN VIEW

LEGEND

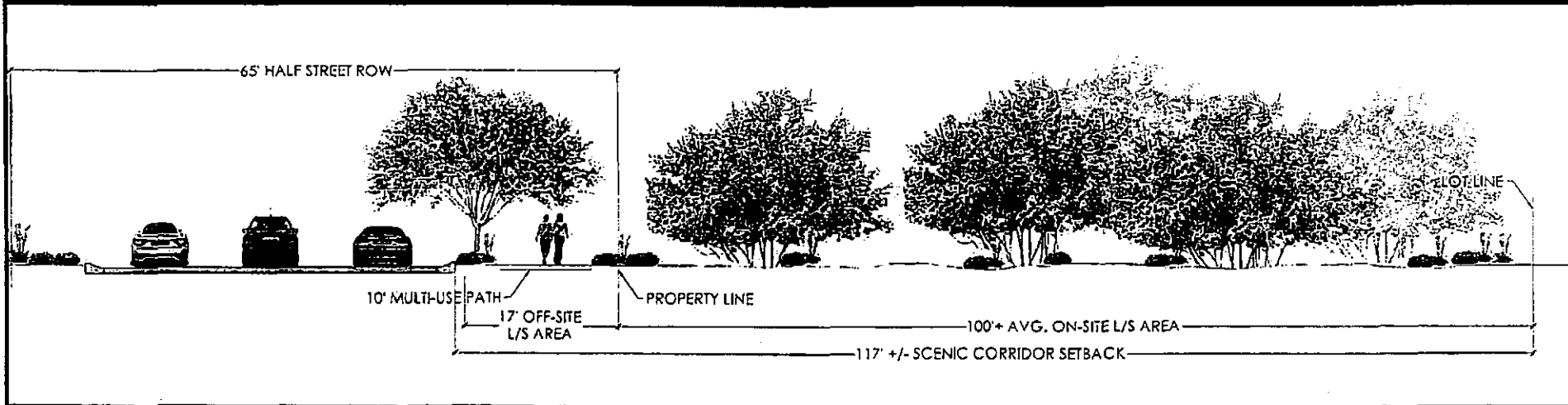


PROJECT FRONTAGE LANDSCAPE AREA (MEASURED FROM PROPERTY LINE TO LOT LINE)

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

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

SHEA BOULEVARD LANDSCAPE AREA ELEVATION

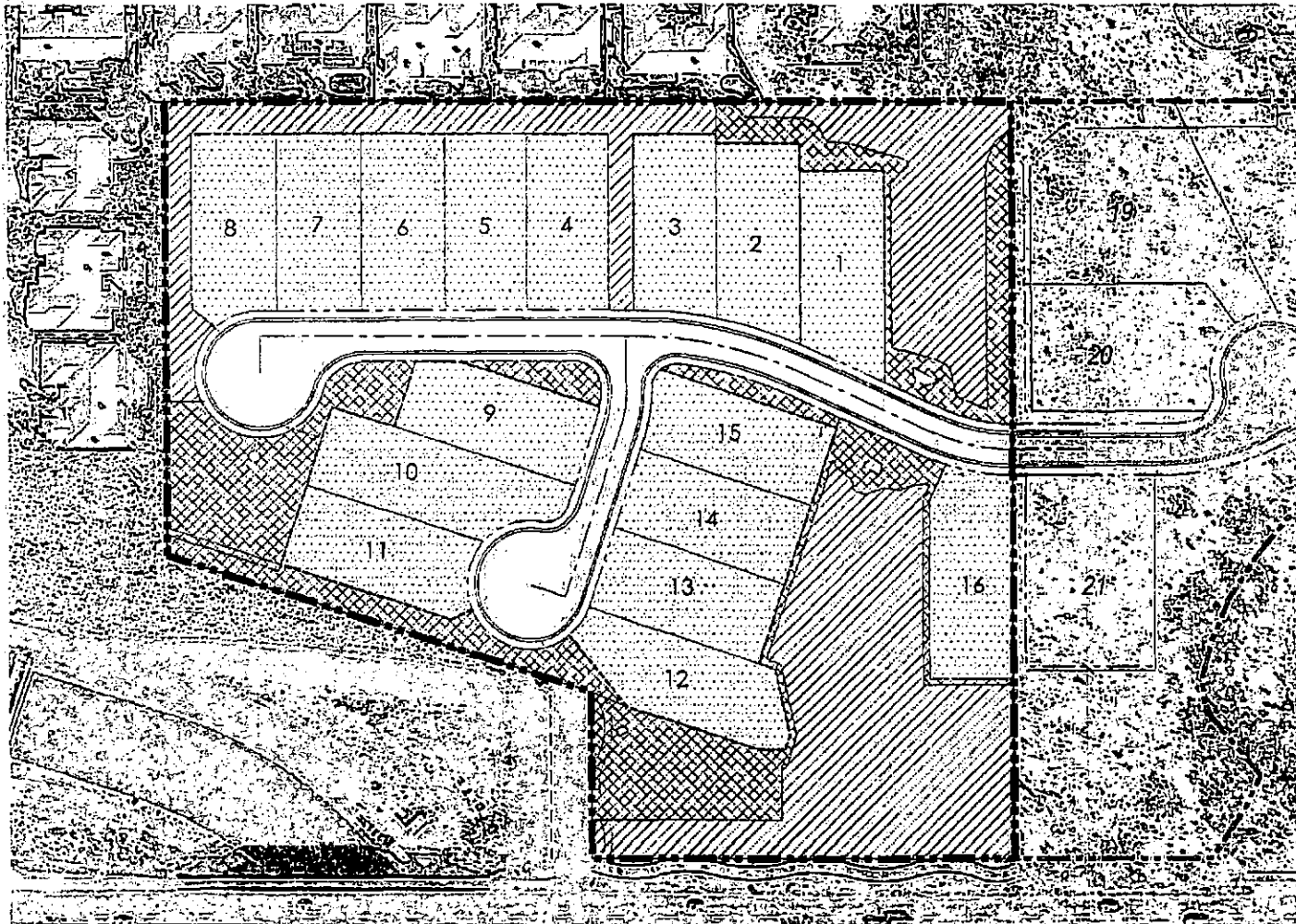


## **Exhibit 9: NAOS Plan**






---

**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 a lot adjacent to building envelopes.

**LANDSCAPE NOTES:**

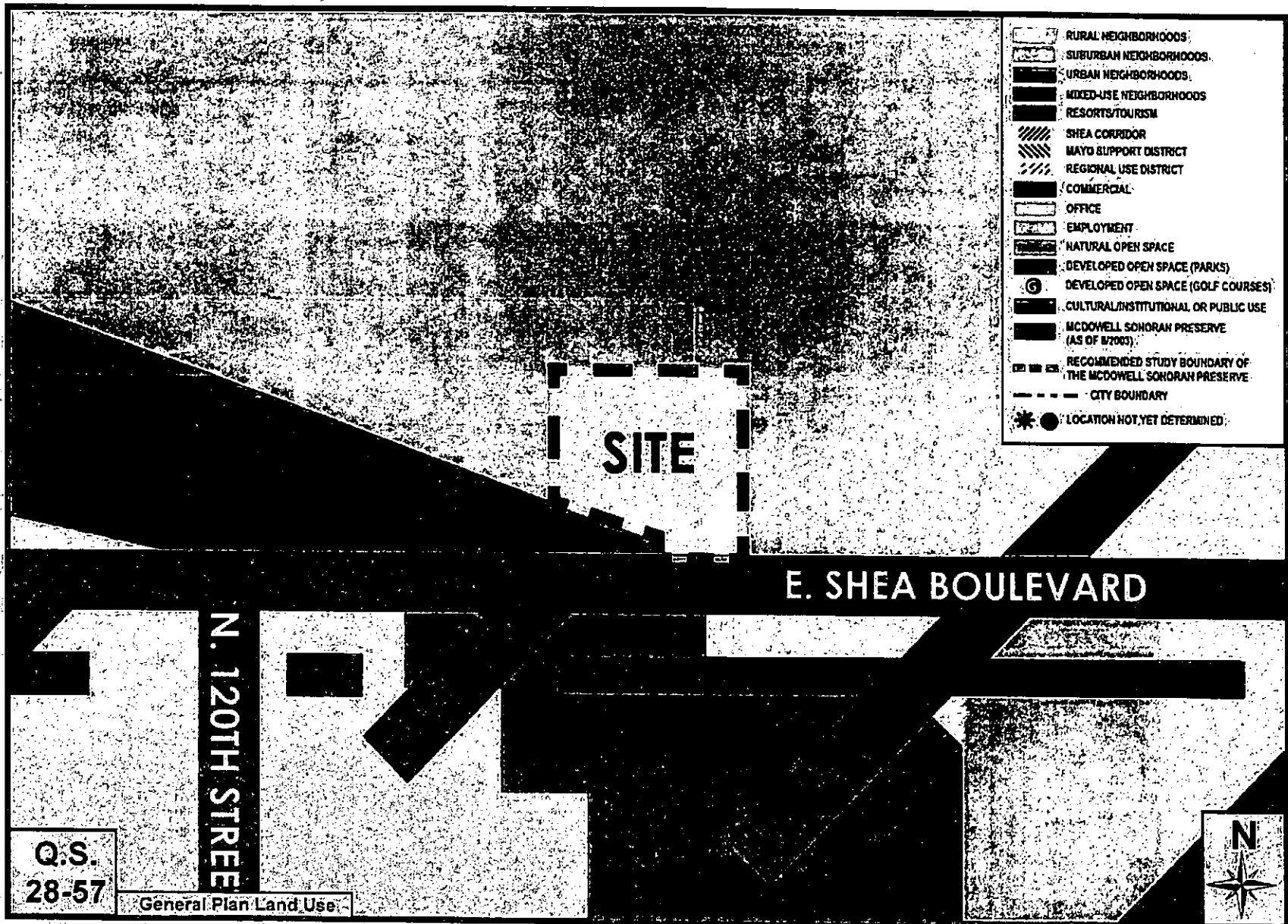
1. ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE, MATCH COLOR AND SIZE OF SURROUNDING AREAS.
2. ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
3. BOULDERS ARE TO BE SURFACE SELECT-SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
4. FIFTY PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED 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 II 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:**

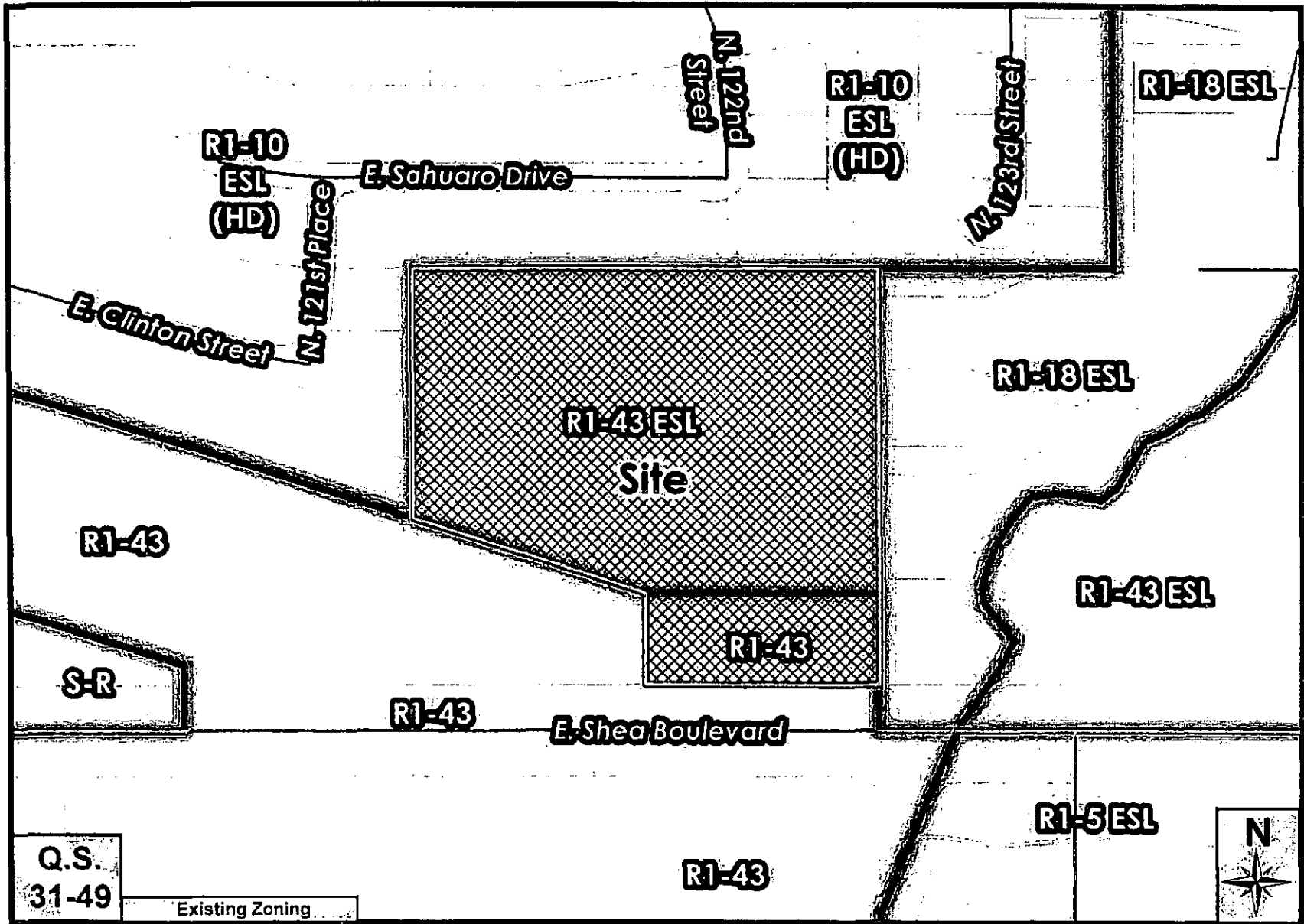
1. Re-vegetated portions of the site, to hydrosed mix will be used to allow quick, efficient re-growth of plant material within disturbed landscape areas.
2. All re-vegetated areas shall be watered for three years maximum.
3. Container-grown plant material shall be irrigated with drip irrigation.
4. 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 7.400 - OUTDOOR LIGHTING OF THE SCOTTSDALE ZONING ORDINANCE, AS WELL AS SPECIFICATIONS OUTLINED FOR ESL AREAS.



Existing General Plan Land Use

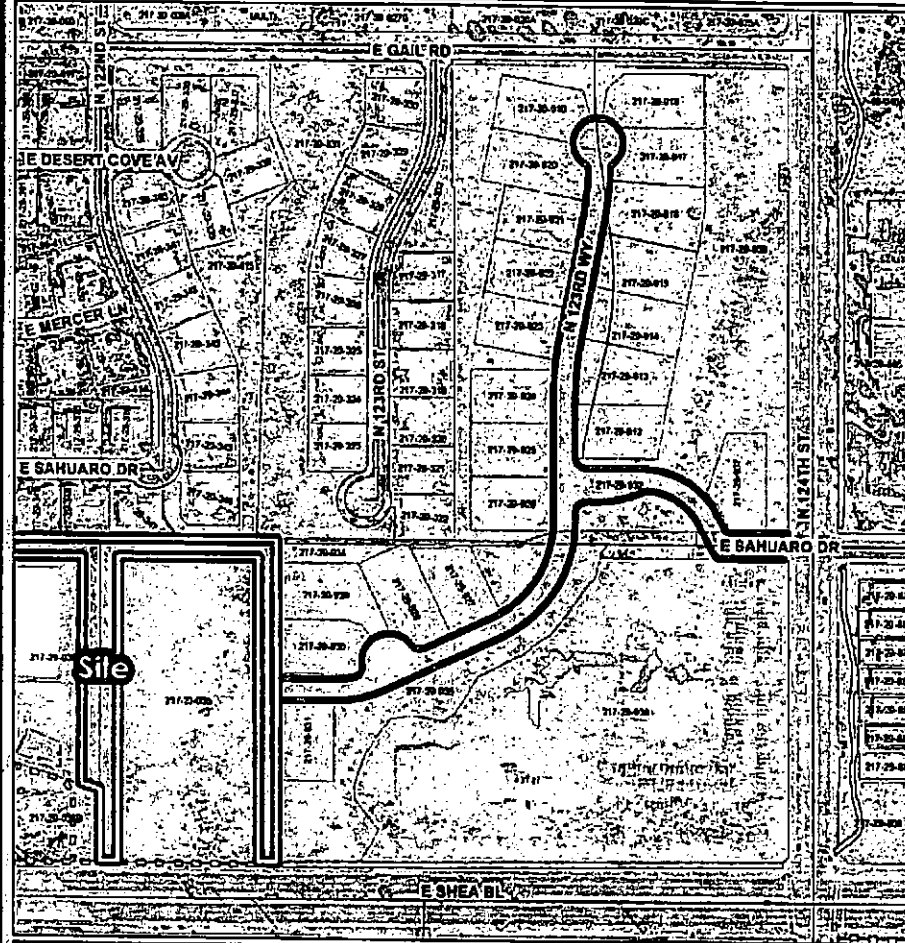
15-ZN-2017



Sienna Hills Ph. 2

15-ZN-2017

# East Shea Area Local Area Infrastructure Plan



**Q.S.  
29-57**

Parcel	City Boundary	
Proposed Street	Existing Trail	
Proposed Street	Planned Trail	
	Water/Sewer ROW	

**CITY OF  
SCOTTSDALE**  
Last updated 07/2013

**Sienna Hills Ph. 2**

**13-AB-2017**

ATTACHMENT 9



## SIENNA HILLS PH. II - CITIZEN REVIEW REPORT

The applicant has engaged in an extensive neighborhood outreach process to ensure that are property owners and residents understand the rezoning request and are aware of site plan update.

### **1. School District Notification – May 30, 2017**

The future Sienna Hill phase two community is within the Scottsdale Unified School District. On May 30, 2017 a letter with an attached site plan, context aerial, and a “Determination of Adequate Facilities” form was sent certified mail to the Superintendent.

### **2. Notification Mail Out – June 2, 2017**

Notifications mailed for 1st Neighborhood Meeting to all property owners within 750’ of the subject property, the “Additional to Notify” and to all persons identified on the city’s “Interested Parties” list. A copy of this letter is included with this report.

### **3. Sign Posting – June 5, 2017**

Sign posting for “Project Under Consideration” was completed by Dynamite Signs to City requirements. An affidavit of the posting is included with this report.

### **4. Neighborhood Meeting – June 15, 2017**

The neighborhood meeting took place from 6pm-7pm on June 15, 2017 at McDowell Mountain Community Church. Two individuals from LVA represented the applicant team at the open house meeting.

Three residents attended and signed in at the neighborhood meeting. No comment cards were submitted by attendees.

One couple lived in adjacent community Desert Hills of Scottsdale in a home that backs to the projects western edge. These residents were positive about the decommissioning of the water site and wanted to give input on the landscaping of the tract area between property lines. The applicant discussed timeline, possible wall configurations, and landscaping possibilities.

## **ATTACHMENTS**

1. Map of notified neighbors (750 feet)
2. List of names and contact information for contacted parties
3. Notification Letter
4. Resident Responses

**15-ZN-2017  
09/07/17**

**ATTACHMENT 11**

# 750' NOTIFICATION BUFFER



June 2, 2017

Re: Sienna Hills Phase II: Neighborhood Meeting Announcement

Dear Neighbor/Property Owner:

We are Landscape Architects and Land Planners initiating a formal process to amend the zoning on a site near your home/property. The site is comprised of approximately 8 acres, a portion of which was a former City of Scottsdale water reservoir and well site facility. The proposal is for a 16-lot single family residential community that will become the second phase of the Sienna Hills community that is currently under construction immediately to the east. Please reference the proposed site plan on the reverse side of this letter for a depiction of the proposal.

Within the coming weeks, we will be submitting an application to the City of Scottsdale requesting to amend the zoning on the property from the existing R1-43 ESL (Single Family Residential) to R1-10 ESL (Single Family Residential with Amended Development Standards).

The proposed residential density of the project is in conformance with the City's General Plan that identifies the land use on the property as Suburban Neighborhoods (1-8 dwelling units per acre), and with the pattern of existing zoning in the Desert Hills community to the north.

The Sienna Hills Phase II proposal will access through the Phase I portion of the community to the east through a private gate. Open space setbacks of at least 20 to 25 feet will be provided along the western and northern edges of the community, and these areas will be enhanced with natural desert vegetation. All homes within the community will be single story.

As part of our ongoing effort to provide information and address questions from neighbors and property owners, we cordially invite you to attend a neighborhood meeting to discuss our plans and to gather feedback.

**DATE: Thursday, June 15, 2017**

**TIME: 6:00pm-7:00pm**

**LOCATION: McDowell Mountain Community Church  
(10700 N. 124<sup>th</sup> St. Scottsdale, AZ 85259)**

Thank you for your time and interest! If you are unable to attend the neighborhood meeting and wish to provide input, please contact myself or City of Scottsdale assigned planner Keith Niederer at 480-312-2953 or [KNiederer@scottsdaleaz.gov](mailto:KNiederer@scottsdaleaz.gov). Please reference project case number 105-PA-2017. Comments will be made part of the public record for inclusion in the case file.

Sincerely,



**LVA Urban Design Studio**

Email: [astedman@LVAdesign.com](mailto:astedman@LVAdesign.com)



**LVA** urban design studio  
land planning • development entitlements • landscape architecture  
120 south oakh avenue • tempe, arizona 85281 • 480.994.0994

# SIENNA HILLS - PHASE 2

## CONCEPTUAL SITE PLAN

APPROX. SCALE: 1" = 100'

1312.3 DRAWN BY: PR 5/26/17

NORTH

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Project: Neighborhood Meeting – Sienna Hills Phase II

Location: McDowell Mountain Community Church

Date and Time: Thursday, June 15, 2017

### PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
1	Elaine and Mike Gladnick	10749 N. 121st Scottsdale AZ 85259	<del>602-790</del> -2456	elaineg7@ yahoo.com
2	Bill Crawford	4601 N 73rd ST Scottsdale	602 5766797	iamfitross @AZ.com
3				
4				
5				
6				
7				
8				
9				
10				



# Affidavit of Posting

Required: Signed, Notarized originals.  
Recommended: E-mail copy to your project coordinator.



Project Under Consideration Sign (White)



Public Hearing Notice Sign (Red)

Case Number: 105-PA-2017

Project Name: \_\_\_\_\_

Location: NEC Shea Blvd and CAP Canal

Site Posting Date: June 5, 2017

Applicant Name: Alex Stedman

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

~~at the site~~ has been posted as indicated by the Project Manager for the case as listed above.

6/5/17  
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 5<sup>th</sup> day of June 2017



Marybeth Conrad  
Notary Public

My commission expires: 10-25-20

## City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

15-ZN-2017  
09/07/17

# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting

Date: June 15, 2017  
Time: 6:00 - 7:00 P.M.  
Location: St. Paul Downside Mountain Community Church  
(19730 N. 124th St. Scottsdale, AZ 85259)

Site Address: NEC of Shea Blvd. & CAP Canal  
(12182 E Shea Blvd. Scottsdale, AZ 85259)

### Project Overview

- Request: A request to rezone the subject property from R1-43 ES to R1-10F S1.
- Description: The proposal would allow for 16 lot single family residential community on 3.2 acres.
- Site Acreage: 3.2 acres
- Site Zoning: R1-43 ES

### Applicant Contact

Alex Steedman 480-994-0984  
asteedman@a1wadesign.com

### City Contact

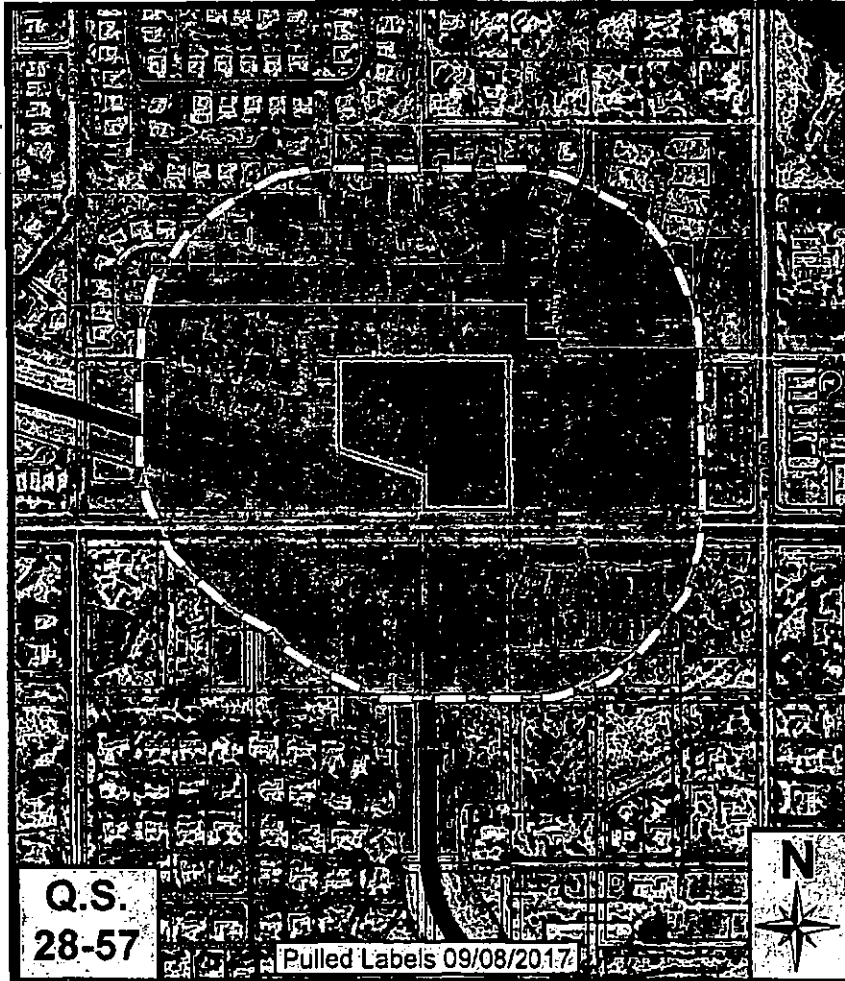
Jesus Murillo 480-312-7849  
jmurillo@scottsdaleaz.gov

Pre-Application # dms-PA-2017 Available at City of Scottsdale 480-312-7000

Project information may be researched at: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov) or [www.cityofscottsdaleaz.gov](http://www.cityofscottsdaleaz.gov)  
<https://services.scottsdaleaz.gov/developmentresources/creapp/learn>

Priority for reviewing or delaying even prior to the start of the project. **6/5/17-16-19-17**

# City Notifications – Mailing List Selection Map



## Map Legend:

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

## Additional Notifications:

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

**Sienna Hills Ph. 2**

**15-ZN-2017**

**6-GP-2017**



SCOTTSDALE PLANNING COMMISSION  
CITY HALL KIVA  
3939 N. DRINKWATER BOULEVARD  
SCOTTSDALE, AZ 85251

WEDNESDAY, FEBRUARY 28, 2018

**\*DRAFT SUMMARIZED MEETING MINUTES \***

**PRESENT:** Paul Alessio, Chair  
Ali Faki, Vice Chair  
Larry S. Kush, Commissioner  
Prescott Smith, Commissioner  
Kelsey Young, Commissioner  
Kevin Bollinger, Commissioner  
Christian Serena, Commissioner

**STAFF:** Tim Curtis  
Joe Padilla  
Brad Carr  
Bryan Cluff  
Doris McClay  
Meredith Tessier

**CALL TO ORDER**

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

### **MINUTES REVIEW AND APPROVAL**

1. Approval of the February 14, 2018 Regular Meeting Minutes including Study Session.  
**COMMISSIONER YOUNG MOVED TO APPROVE THE FEBRUARY 14, 2018 REGULAR MEETING MINUTES, INCLUDING STUDY SESSION, SECONDED BY COMMISSIONER SERENA, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).**

### **EXPEDITED AGENDA**

2. 1-AB-2018 (WaterView Abandonment)  
Request by owner for abandonment of a 360 square foot portion of an alleyway located adjacent to 7300 E. Camelback Road, and a 1,305 square foot portion of an alleyway adjacent to 7254 E. Camelback Road with Downtown/Downtown Multiple Use – Type 2, Planned Block Development, Downtown Overlay zoning. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is John Berry, 480-385-2727.  
**Item No. 2: Recommended City Council approve case 1-AB-2018, by a vote of 6-0; Motion by Commissioner Serena per the staff recommended stipulations, based upon the finding that the Abandonment is consistent with and conforms with the adopted General Plan, 2<sup>nd</sup> by Commissioner Kush. Commissioner Smith recused himself.**
3. 7-ZN-2017 (Winfield Hotel & Residences)
4. 1-II-2017 (Winfield Hotel & Residences)  
Request by owner for a Zoning District Map Amendment from Central Business, Downtown Overlay (C-2 DO), Central Business, Parking, Downtown Overlay (C-2/P-3/DO) and Passenger Vehicle Parking, Downtown Overlay (P-2 DO) to Downtown/Downtown Multiple Use - Type 2, Planned Block Development, Downtown Overlay (D/DMU - Type 2 PBD DO) zoning including a development plan with amended development standards, a for a mixed use development with a building height of 90 feet and GFAR of ±2.49, and a request for approval of a Downtown Infill Incentive District to allow for a parking master plan on a site less than two (2) acres (1.196 acres), all located at 4221 and 4223 North Scottsdale Road and 4216 North Winfield Scott Plaza. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is John Berry, (480) 385-2727.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"

5. 3-AB-2017 (Winfield Hotel & Residences)

Request by owner to abandon 1,620 square feet of an alley abutting 4221 and 4223 N. Scottsdale Rd. and 4216 N. Winfield Scott Plaza, currently zoned Central Business/ Downtown Overlay (C-2/DO). Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is John Berry, (480) 385-2727.

**Item No's 3, 4 & 5: Recommended City Council approve case 7-ZN-2017, 1-II-2017 and 3-AB-2017, by a vote of 4-0; Motion by Commissioner Kush, per the staff recommended stipulations and after determining that the proposed Zoning District Map Amendment, Infill Incentive, Development Plan and Abandonment are consistent and conform with the adopted General Plan, 2<sup>nd</sup> by Commissioner Serena, with Commissioner Fakih, Commissioner Smith and Commissioner Young recused themselves.**

6. 6-GP-2017 (Sienna Hills Ph. 2)

Request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Suburban Neighborhoods on a +/- 8-acre site (parcels 217-29-035 and 217-29-036A) on the north side of Shea Blvd. west of the northwest corner of Shea Blvd. and 124th Street. Staff contact person is Doris McClay, 480-312-4214. Applicant contact person is Alex Stedman, (480) 994-0994.

7. 15-ZN-2017 (Sienna Hills Ph. 2)

Request by owner for a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning to Single-family Residential, Environmentally Sensitive Lands (R1-10 ESL) zoning on a +/- 8-acre site (parcels 217-29-035 and 217-29-036A) on the north side of Shea Blvd. west of the northwest corner of Shea Blvd. and 124th Street. Staff contact person is Doris McClay, 480-312-4214. Applicant contact person is Alex Stedman, (480) 994-0994.

8. 13-AB-2017 (Sienna Hills Ph. 2)

Request by owner to abandon the entire thirty-three (33) foot wide General Land Office Patent Easements (GLOPE) on parcels 217-29-035 and 217-29-036A, currently zoned Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) located on the north side of Shea Blvd. west of the northwest corner of Shea Blvd. and 124th Street. Staff contact person is Doris McClay, 480-312-4214. Applicant contact person is Alex Stedman, 480-994-0994.

**Item No's 6, 7 & 8: Move to make a recommendation to City Council for approval of cases 6-GP-2017, 15-ZN-2017 and 13-AB-2017, by a vote of 7-0; Motion by Commissioner Kush, per the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment and Abandonment are consistent and conform with the adopted General Plan, 2<sup>nd</sup> by Commissioner Serena.**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

## **REGULAR AGENDA**

9. 17-ZN-2017 (Ryan Assisted Living Community)

Request by owner for a Zoning District Map Amendment to amend the stipulations including #1, #6, #7 and the development standards, including but not limited to, building height, from previous case 36-ZN-1991#3 for a new site plan with Central Business, Environmentally Sensitive Lands (C-2, ESL) zoning for a +/- 5.9-acre site located at 10455 E. Pinnacle Peak Parkway. Staff contact person is Meredith Tessier, 480-312-4211. Applicant contact person is Kurt Jones, (602) 452-2729.

**Item No. 9; Recommended City Council to approve case 17-ZN-2017 by a vote of 6-0; Motion by Commissioner Kush, per staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2<sup>nd</sup> by Commissioner Smith. Commissioner Fakih recused himself.**

Request to speak cards: Lisa Klug, Jeffrey D. Kinney, Cindy Johnston, Jim Mann, Howard Lieberman, Sharell Mikesell and Patricia Van Cleave

**Adjournment – Motion to adjourn at 6:17 p.m.**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"

# PLANNING COMMISSION REPORT



Meeting Date: February 28, 2018  
General Plan Element: *Land Use*  
General Plan Goal: *Create a sense of community through land uses*

## ACTION

Sienna Hills Ph. 2  
6-GP-2017, 15-ZN-2017 & 13-AB-2017

### Request to consider the following:

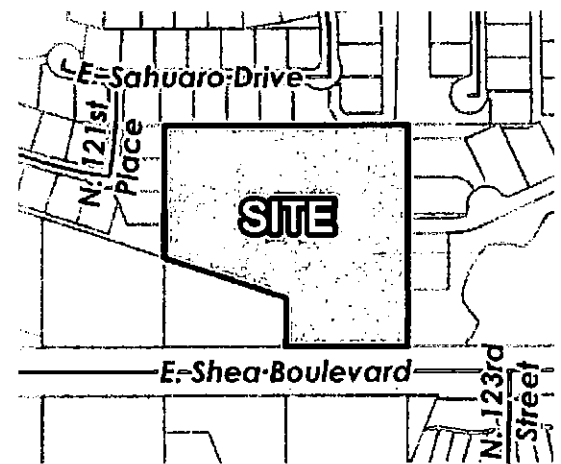
1. A recommendation to City Council regarding a request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 from Rural Neighborhoods to Suburban Neighborhoods on approximately 8 +/- acres located on the north side of Shea Boulevard, west of the northwest corner of Shea Boulevard and 124<sup>th</sup> Street.
2. A recommendation to City Council regarding a request by owner for a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning to Single-family Residential, Environmentally Sensitive Lands (R1-10 ESL) zoning on a +/- 8-acre site (parcels 217-29-035 and 217-29-036A) on the north side of Shea Blvd. west of the northwest corner of Shea Blvd. and 124th Street.
3. A recommendation to City Council regarding a request by owner to abandon the entire thirty-three (33) foot wide General Land Office Patent Easements (GLOPE) on parcels 217-29-035 and 217-29-036A, currently zoned Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) located on the north side of Shea Blvd. west of the northwest corner of Shea Blvd. and 124th Street.

### Goal/Purpose of Request

The applicant's request is to rezone to the R1-10 ESL zoning district to establish a 16-lot single family subdivision which requires a non-major General Plan amendment and to abandon the General Land Office Patent easements on both parcels.

### Key Items for Consideration

- Proposal conforms to Shea Area Plan goals, policies, and guidelines



12190 E. Shea Blvd.



- The General Plan and the Shea Area Plan both support the provision of a variety of housing options, as well as reinvestment in underutilized/vacant properties
- Proposed residential density and design will complement the previously-approved Sienna Hills subdivision
- Access not impacted by this proposed abandonment
- Preserving major wash through property
- Providing Scenic Corridor along E. Shea Boulevard (average 100-foot width)

## **OWNERS**

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Berg Estate and City of Scottsdale  
(480) 994-0994

## **APPLICANT CONTACT**

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Alex Stedman  
Lva Urban Design Studio LLC  
(480) 994-0994

## **LOCATION**

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North side of Shea Blvd. west of the northwest corner of Shea Blvd. and 124th Street (parcels 217-29-035 and 217-29-036A)

## **BACKGROUND**

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### **General Plan**

The 2001 General Plan Conceptual Land Use Map designates the property as Rural Neighborhoods. This land use category includes relatively large lot single-family neighborhoods with densities of usually one house per one acre (or more) of land.

### **Shea Area Plan**

The site is located within the boundary of the Shea Character Area, which was adopted by the City Council in June 1993. The Shea Area Plan contains goals, policies, and guidelines to enhance and protect existing neighborhoods, encourage site planning that is sensitive to environmental features, and to ensure that new development is compatible with existing development.

As defined in the Shea Area Plan, the subject property is located within the Shea Corridor Overlay, which is generally located ¼ mile north and south of Shea Boulevard from Hayden Road to the eastern city limit. Per the 2001 General Plan, properties within the Shea Corridor can be considered for non-major General Plan amendment flexibility if the development proposals for these properties meet the goals, policies, and guidelines as established in the character plan.

### **Zoning**

The site is zoned Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL), which allows single-family residential uses and has an Environmentally Sensitive Lands Overlay zoning designation. The properties have had R1-43 zoning since annexation in 1975 (Ordinance 891). The ESL zoning overlay district which was adopted in 1991 is intended to identify and protect environmentally sensitive features. Under the existing R1-43 ESL zoning, up to 6 homes can be built.

### **Context**

The subject property is located on the north side of Shea Boulevard, west of the northwest corner of Shea Boulevard and 124th Street (parcels 217-29-035 and 217-29-036A). The western parcel (217-29-036A) is currently owned by the City of Scottsdale and contains a reservoir tank. It has been determined that the reservoir tank is no longer needed and will be removed with the sale of this property. Please refer to context graphics attached.

### **Adjacent Uses and Zoning**

- North: Desert Hills of Scottsdale single family subdivision zoned Single-family Residential, Environmentally Sensitive Lands (Hillside District) R1-10 ESL (HD).
- South: Shea Boulevard and Central Arizona Canal zoned Single-family Residential (R1-43).
- East: Sienna Hills single family subdivision zoned Single-family Residential, Environmentally Sensitive Lands R1-18 ESL.
- West: Desert Hills of Scottsdale single family subdivision zoned Single-family Residential, Environmentally Sensitive Lands (Hillside District) R1-10 ESL (HD).

### **Other Related Policies, References:**

- 2001 City of Scottsdale General Plan
- 1993 Shea Area Plan
- 2013 Citywide land Use Assumptions Report
- Zoning Ordinance
- Transportation Master Plan

## **APPLICANTS PROPOSAL**

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### **Development Information**

The development proposal includes to rezone the property's density from 6 lots to 16 lots which requires a non-major General Plan amendment and abandonment of the existing GLOPE easements.

- Existing Use: eastern parcel (217-29-035) vacant land and western (217-29-036A) water reservoir tank to be removed
- Proposed Use: single-family subdivision
- Parcel Size: +/- 8 gross acres
- Building Height Allowed: 24 feet from natural grade
- Building Height Proposed: 24 feet from natural grade

- NAOS Required: 1.61 acres (scarred credit)
- NAOS Provided: 2.21 acres
- Current Density Allowed: .83 dwelling units per acre (6 lots)
- Density Allowed (R1-10 ESL): 3.12 dwelling units per acre (24 lots)
- Density Proposed: 2 dwelling units per acre (16 lots)

## **IMPACT ANALYSIS**

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### **General Plan**

The request is for a non-major General Plan amendment from Rural Neighborhoods to Suburban Neighborhoods on an approximate 8 +/- acre site. The Suburban Neighborhoods category includes *medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes, such as patio homes. The terrain should be relatively flat, or gently sloping, to accommodate this density. Preservation of environmental features (particularly in desert settings near the mountains) is a key consideration and in the past has often been accommodated through master-planned communities or clustering.*

The request conforms to the General Plan description of Suburban Neighborhoods. The applicant's proposal is for density of approximately 2 dwelling units per acre on a relatively flat site. Typically, a request from Rural Neighborhoods (Group A) to Suburban Neighborhoods (Group B) would be determined as a major General Plan amendment based on Criteria #1 outlined in the 2001 General Plan. However, the 2001 General Plan also allows for flexibility in major amendment determinations when the proposal meets specific criteria. The proposed project is within the Shea Character Area and Shea Corridor Overlay, and meets the residential goals, policies, and guidelines of the Shea Area Plan and Shea Corridor Overlay, thus allowing for the non-major amendment determination.

### **Policy Implications (Non-Major General Plan Amendment)**

One of the General Plan's Six Guiding Principles is "Enhance Neighborhoods", which acknowledges that Scottsdale's residential and commercial neighborhoods are major defining features of the community and that Scottsdale is committed to maintaining and enhancing existing and future neighborhoods. As such, the proposed change in General Plan land use category from Rural Neighborhoods to Suburban Neighborhoods is consistent with the 2001 General Plan and implements the following:

The General Plan Open Space and Recreation Element encourages a balanced, comprehensive, conservation of natural and recreational resources that will enhance the social, psychological and physical well-being of Scottsdale citizens and community members. This element further seeks to improve the natural and urban environments as defined by the quality of open spaces in Scottsdale (Goal 1). The proposed change in General Plan land use designation – and further, the complementary zoning application (15-ZN-2017) – supports this element's approaches, whereby the identity and natural desert character of the area would be maintained through the conservation of existing desert vegetation and landforms. Furthermore, the development proposes to revegetate

scarred areas of the subject site.

Shea Boulevard is designated as a Scenic Corridor by the General Plan – those streets where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the neighborhood setting, and buffering of roadway impacts is important. This allows for a larger landscaped area that can minimize the impact of highly traveled roads adjacent to neighborhoods. Accordingly, the applicant proposes to provide an 85' minimum, 100' average Scenic Corridor adjacent to Shea Boulevard.

The 2001 General Plan (Land Use Element Goal 5 and Goal 8, bullet 2, and Community Mobility Element Goal 11) places importance on meaningful and accessible pedestrian links throughout the community. The applicant proposes to provide a paved 10' multi-use path that will meander along the site's frontage. Furthermore, a paved 6' path will directly connect the new community to the 10' path outlined above.

The General Plan Land Use (Goals 3 and 7), Neighborhoods (Goals 4 and 5), and Housing (Goal 2) Elements support sensitive integration and transition of new development and redevelopment into established areas of the community. Furthermore, the plan encourages new development to be context-appropriate, blending with the character of that which has been previously established. The applicant proposes a single-family residential development that will complete the Sienna Hills subdivision (15-ZN-2013), including similar density, lot size, provided open space, and design.

### **Shea Area Plan**

The requested change in General Plan land use category from Rural Neighborhoods to Suburban Neighborhoods is consistent with the Council adopted Shea Area Plan. The proposed project will be compatible with existing land use patterns (Goal 1), provides open space pedestrian linkages that visually enhance the area (Goal 2, Policy 1), preserves open space (Goal 2, Policy 2), and improves the trail system as an alternate transportation route (Goal 3, Policy 2). Finally, it is consistent with the residential Shea Corridor goals, policies, and guidelines in terms of its location and density (Goal 1, Policy 1).

### **Land Use Impact Model**

In May 2016, Long Range Planning Services contracted with Applied Economics to produce a land use impact model to estimate the socioeconomic, development, and fiscal impacts associated with a change from one General Plan land use designation to another over a 20-year time period (in this instance, 2018-2037). From a fiscal standpoint, the model assesses both revenues generated from development (initial construction expenditures, yearly sales tax generation, etc.) as well as City expenditures (public safety, infrastructure maintenance, etc.), as a means to estimate how much value a project adds (or does not add) over time – or Net Present Value (NPV).

In this instance, the model provided a general assessment of the subject site comparing the existing "Rural Residential" outlook with the proposed "Suburban Residential" outlook in the Central Sub-Area of the City. The model shows a negative NPV of \$73 thousand for the proposed "Suburban Residential" over 20 years. The existing "Rural Residential" outlook estimates a positive NPV of \$29 thousand over the same time period.

Because the existing and proposed General Plan land use designations accommodate more than one zoning district and thus allow for a considerable range of density and intensity, the potential

impacts represented above are at best an estimate and should not be considered conclusive.

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

**Land Use**

The proposed zoning designation of Single-Family Residential, Environmentally Sensitive Lands (R1-10 ESL) will allow for 16 dwelling units. The site plan is designed to preserve the natural wash on the eastern side of the property in a NAOS tract and providing a Scenic Corridor along the property's Shea Boulevard frontage. The proposal is consistent with Desert Hills of Scottsdale subdivision to the north and west in terms of density, lot size and zoning. The developer will be requesting amended development standards for lot size, lot width and setbacks from the Development Review Board for the proposed subdivision.

**Traffic/Trails**

The proposed rezoning site plan provides a street connection to the Sienna Hills subdivision to the east eliminating any access points on E. Shea Boulevard for the subject property. The GLO easements are not required for access or for the street network in this area base on the City's Local Area Infrastructure plan. The proposed development will provide a sidewalk connection from the southern cul-de-sac to E. Shea Boulevard and a multi-use path along the E. Shea Boulevard frontage.

**Water/Sewer**

The developer is responsible for constructing new water and sewer service infrastructure to serve the site, and there are not anticipated impacts.

**Public Safety**

The nearest fire station is located at 11180 N 132<sup>nd</sup> Street, approximately 1.34 miles to the west. The subject site is served by Police District 3, Beat 14. The proposed development is not anticipated to have a negative impact on public safety services.

**Public Utilities**

The public utilities have been notified of the applicant's abandonment request. The utility companies have indicated that there are no conflicts with the proposed abandonment and support the abandonment.

**School District Comments/Review**

The Scottsdale Unified School District has confirmed that their school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning.

**Open Space**

The development is required to provide 1.61 acres of Natural Area Open Space. This proposal is providing 2.21 acres of NAOS in tracts. The property has scarred areas which will be dedicated as NAOS and the developer is applying the scarred credit for these areas. The NAOS will preserve the natural wash through the property. A Scenic Corridor Easement will be dedicated along E. Shea Boulevard frontage with an average of 100-foot width and a minimum width of 85 feet. An open space tract is provided on the north and west side of the property as a buffer between the existing

subdivision and this proposed development.

### **Community Involvement**

The applicant mailed notification letters with the open house information to property owners within 750-feet of the subject site on June 2, 2017 and a Project Under Consideration sign was posted on the site on June 5, 2017. The Open House was held on June 15, 2017 at the McDowell Mountain Community Church at 10700 N. 124<sup>th</sup> Street. The applicant's public outreach report is attached to this report.

City staff mailed postcards to property owners within 750-feet of the subject site and interested parties when the case was submitted and a second postcard notifying them of the Planning Commission hearing date, time and location. The applicant has posted a sign on the subject property with the hearing date, time and location. City staff has received a few inquiries on this proposed project through phone calls.

### **Community Impact**

The proposed rezoning is consistent with the adjacent properties. The project will be providing more NAOS than what is required (.6 acres in excess) in tracts and preserving a major wash on the property.

## **STAFF RECOMMENDATION**

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### **Recommended Approach:**

1. Staff recommends that the Planning Commission make a recommendation to the City Council for approval of the request for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 from Rural Neighborhoods to Suburban Neighborhoods on approximately 8 +/- acres located on the north side of Shea Boulevard, west of the northwest corner of Shea Boulevard and 124<sup>th</sup> Street.
2. Staff recommends that the Planning Commission make a recommendation to the City Council for approval of case 15-ZN-2017, per the attached stipulations, finding that the proposed Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning to Single-family Residential, Environmentally Sensitive Lands (R1-10 ESL) on a +/- 8-acre site (parcels 217-29-035 and 217-29-036A) on the north side of Shea Blvd. west of the northwest corner of Shea Blvd. and 124<sup>th</sup> Street is consistent and conforms with the adopted General Plan.
3. Staff recommends that the Planning Commission make a recommendation to the City Council for approval of case 13-AB-2017 to abandon the entire thirty-three (33) foot wide General Land Office Patent Easements (GLOPE) on parcels 217-29-035 and 217-29-036A, currently zoned Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) located on the north side of Shea Blvd. west of the northwest corner of Shea Blvd. and 124<sup>th</sup> Street subject to compensation to be determined at the time of the City Council hearing.

**RESPONSIBLE DEPARTMENT(S)**

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**Planning and Development Services**

Current Planning Services & Long Range Planning Services

**STAFF CONTACT(S)**

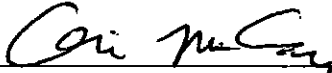
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Doris McClay  
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Taylor Reynolds  
Senior Planner  
480-312-7924  
[treynolds@scottsdaleaz.gov](mailto:treynolds@scottsdaleaz.gov)

**APPROVED BY**

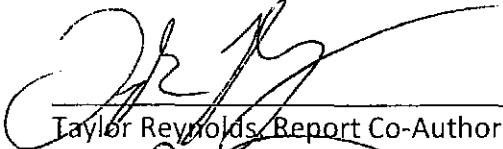
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Doris McClay, Report Author

2/14/18

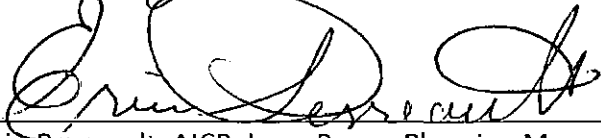
Date



Taylor Reynolds, Report Co-Author

2/14/2018

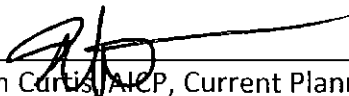
Date



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

02/21/18

Date



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

2/16/2018

Date



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

2/19/18

Date

**ATTACHMENTS**

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1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
  - Exhibit A to Attachment 1: Site Plan
3. Additional Information
4. Applicant's Narrative
5. Existing General Plan Land Use Map
6. Proposed General Plan Land Use Map
7. Existing Zoning Map
8. Proposed Zoning Map
9. GLOPE Abandonment
10. Local Area Infrastructure Plan
11. Proposed Natural Area Open Space Plan
12. Citizen Involvement
13. City Notification Map



Q.S  
28-57

Google Earth Pro Imagery

# Sienna Hills Ph. 2

15-ZN-2017



Sienna Hills Ph. 2

15-ZN-2017

ATTACHMENT 1A

**Stipulations for the Zoning Application:  
Sienna Hills Ph. 2  
Case Number: 15-ZN-2017**

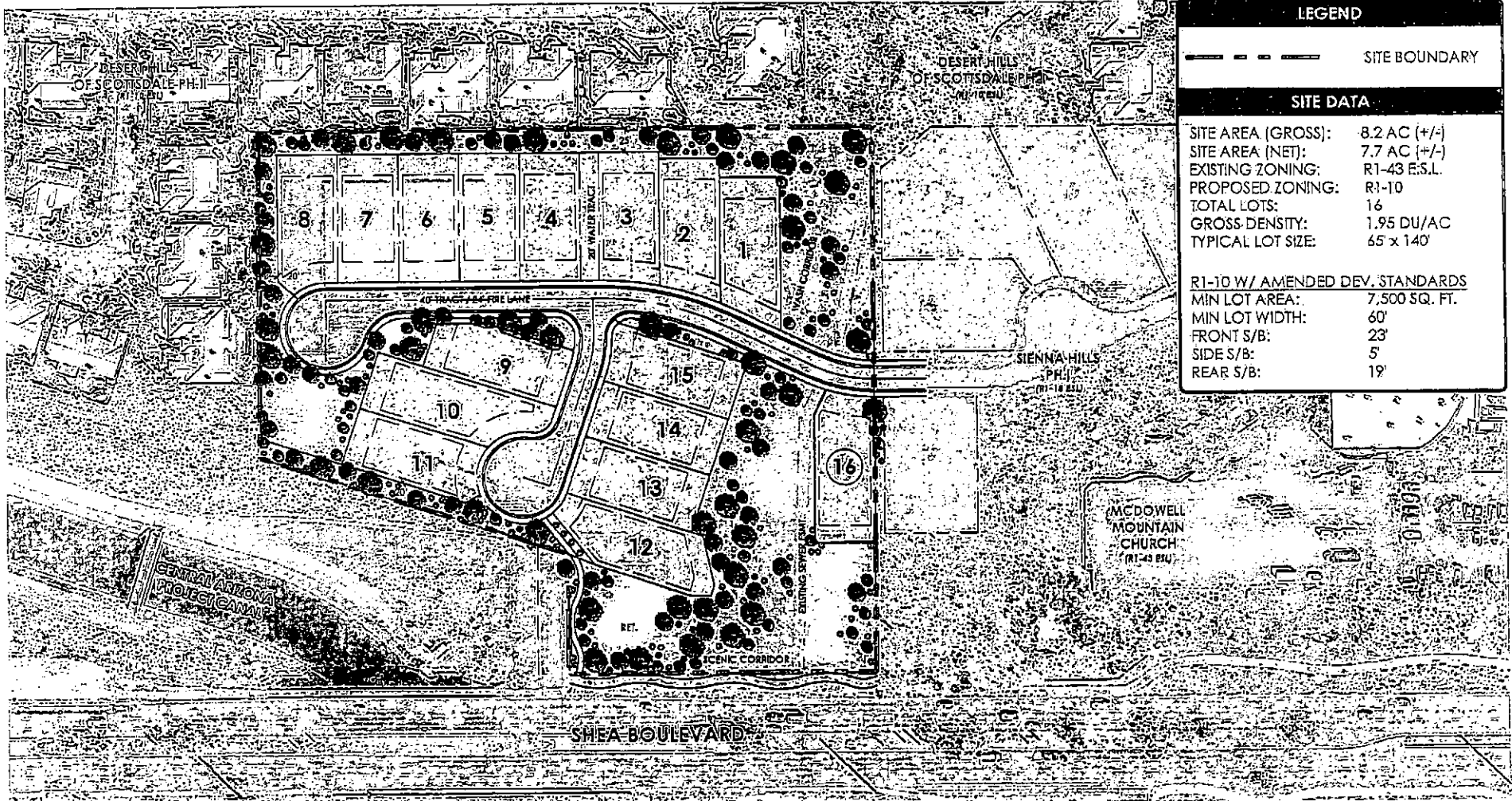
These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

**SITE DESIGN**

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by Kimley-Horn and with the city staff date of 11/9/17, attached as Exhibit A to Attachment 2. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. Maximum dwelling units shall not exceed 16 lots as shown on the site plan exhibit and maximum density shall not exceed 2 dwellings units per acre.
3. ALTERATIONS TO NATURAL WATERCOURSES. Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year – 2 hour rain event shall be subject to Development Review Board approval.
4. BUFFERS. With the final plat submittal, the developer shall provide a minimum twenty-five (25) foot-wide landscaped open space tract from the north property line and a minimum twenty (20) foot-wide landscaped open space tract from the west property line.

**DEDICATIONS**

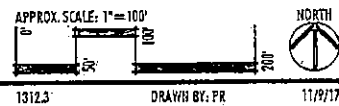
5. RIGHT-OF-WAY DEDICATIONS. Prior to any permit issuance for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
  - E. Shea Boulevard. Sixty-five (65)-foot dedication, for a total Sixty-five (65)-foot wide north half-right-of-way width.
6. LOCAL RESIDENTIAL PRIVATE STREETS. All local residential private streets shall be contained within a subdivision tract of land that has minimum total width of forty (40) feet, and dedications to the property owners association consisting of property owners within the subdivision of the development project.
7. SUBDIVISION TRACTS, PRIVATE STREETS, MAINTENANCE, AND LIABILITY. A property owners' association consisting of property owners within the subdivision of the development project shall own and be responsible for all maintenance and liabilities of all subdivision tracts, private streets and related infrastructure.
8. SCENIC CORRIDOR EASEMENT. Prior to issuance of any permit for the development project, the owner shall dedicate a minimum Eighty-five (85)-foot wide with an average width of One hundred (100)-foot continuous Scenic Corridor Easement across the frontage along E. Shea Boulevard. The width of the Scenic Corridor Easement shall be measured from the E. Shea Boulevard sixty-five (65)-foot right-of-way. Unless otherwise approved by the Development Review Board, the area within the Scenic Corridor Easement shall be left in a natural condition.



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'

**LVA** urban design studio  
 land planning • development entitlements • landscape architecture  
 120 south ash avenue • tempe, arizona 85281 • 480.994.0994

## SIENNA HILLS PH. II CONCEPTUAL SITE PLAN



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# EXHIBIT A

**15-ZN-2017**  
**11/09/17**

**Additional Information for:**

**Sienna Hills Ph. 2**

**Case: 15-ZN-2017**

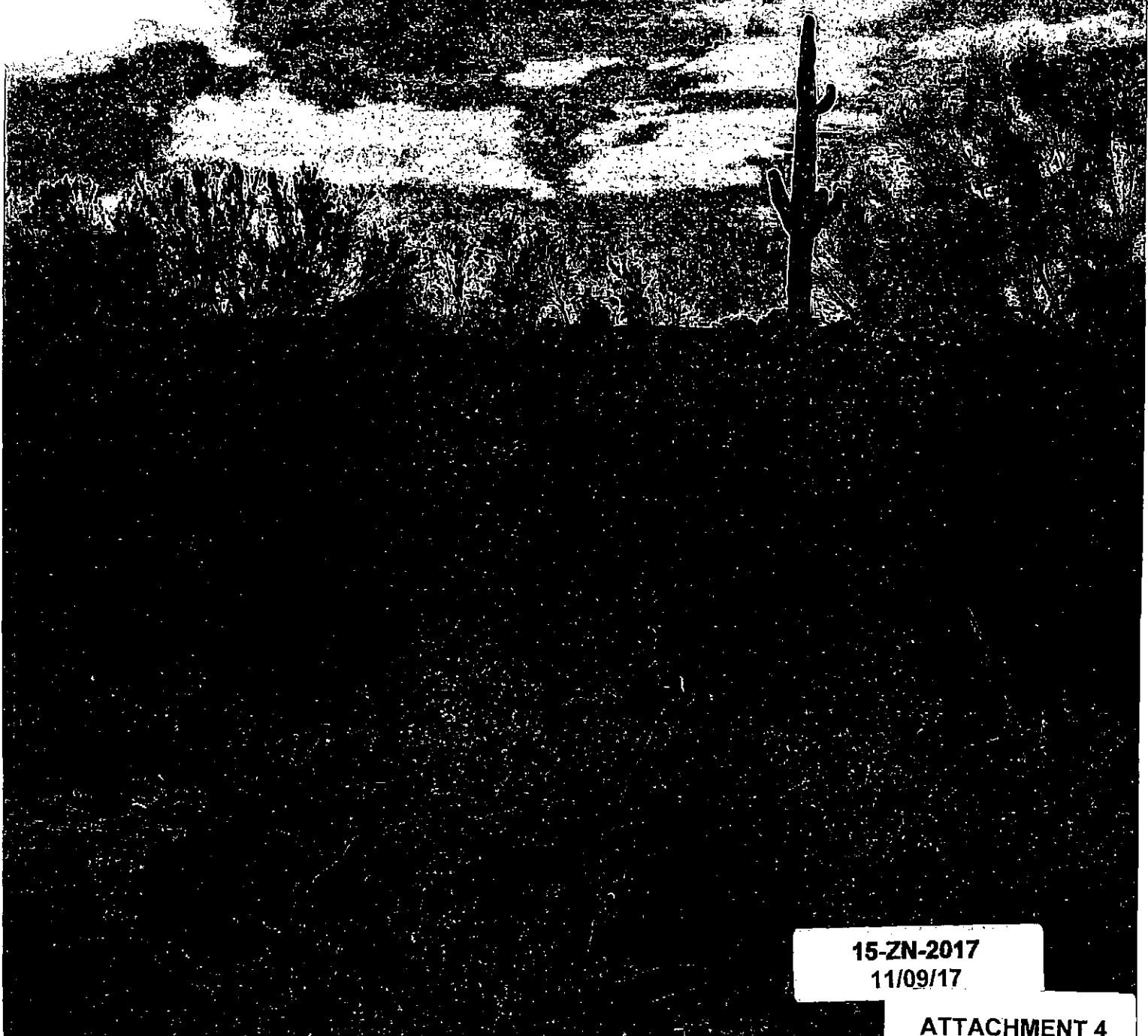
**PLANNING/DEVELOPMENT**

1. **DENSITY CONTINGENCIES** Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
  - a. a plan indicating the treatment of washes and wash crossings,
  - b. wall design,
  - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
  - d. scenic corridors,
  - e. major stormwater management systems,
  - f. alterations to natural watercourses (all watercourses with a 100 year flow of 250 cfs to 749 cfs),
  - g. walls adjacent NAOS tracts and corridors, and
  - h. signage.
3. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. **EASEMENTS DEDICATED BY PLAT.** The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
5. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.
6. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not

be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

# SIENNA HILLS

## PHASE TWO



15-ZN-2017  
11/09/17

ATTACHMENT 4

Kimley»Horn

**BLANDFORD  
HOMES**

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

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**Kimley»»Horn**

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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 124<sup>th</sup> 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 124<sup>th</sup> 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 124<sup>th</sup> 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 124<sup>th</sup> 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*

	<b>Existing Land Uses</b>	<b>General Plan Land Use Designation</b>	<b>Zoning Designation</b>
<b>SITE (Vacant)</b>	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
<b>South of Site (Vacant)</b>	Vacant	Cultural/Institutional & Public Use	R1-43 ESL
<b>West of Site (Desert Hills of Scottsdale)</b>	Single-family Residences	Suburban Neighborhood (1-8 du/ac)	R1-10 ESL
<b>North of Site (Desert Hills of Scottsdale)</b>	Single-family Residences	Suburban Neighborhood (1-8 du/ac)	R1-10 ESL
<b>East of Site (Sienna Hills Phase I)</b>	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 124<sup>th</sup> Street. This existing entry is respective of adjacent communities by maintaining an entry over 700 feet north of the intersection of 142<sup>th</sup> 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

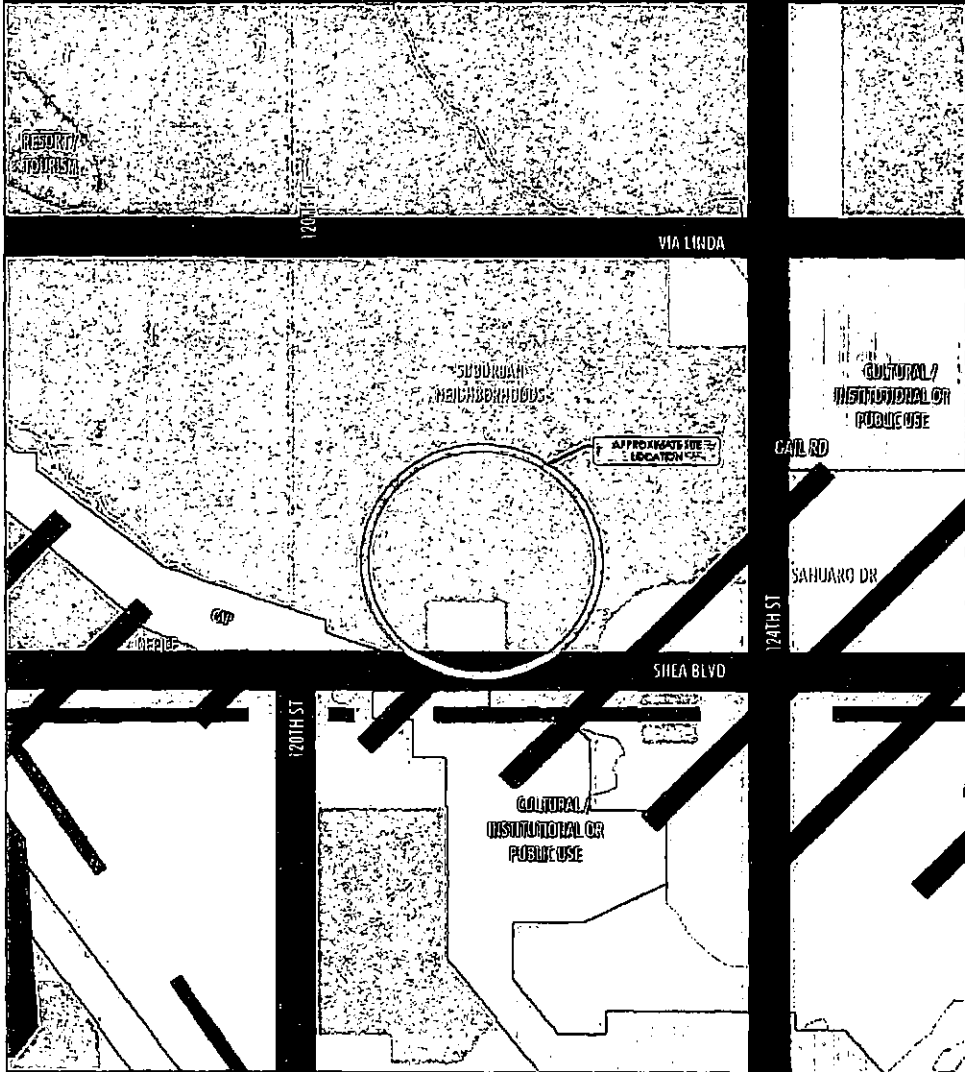
the community. These areas can include salvaged plant material from onsite or nursery grown landscaping and are maintained by the community's HOA. Zone C – Native Planting are primary revegetated areas to visually mitigate the disturbance caused by construction. Plant selection and density will be designed 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**

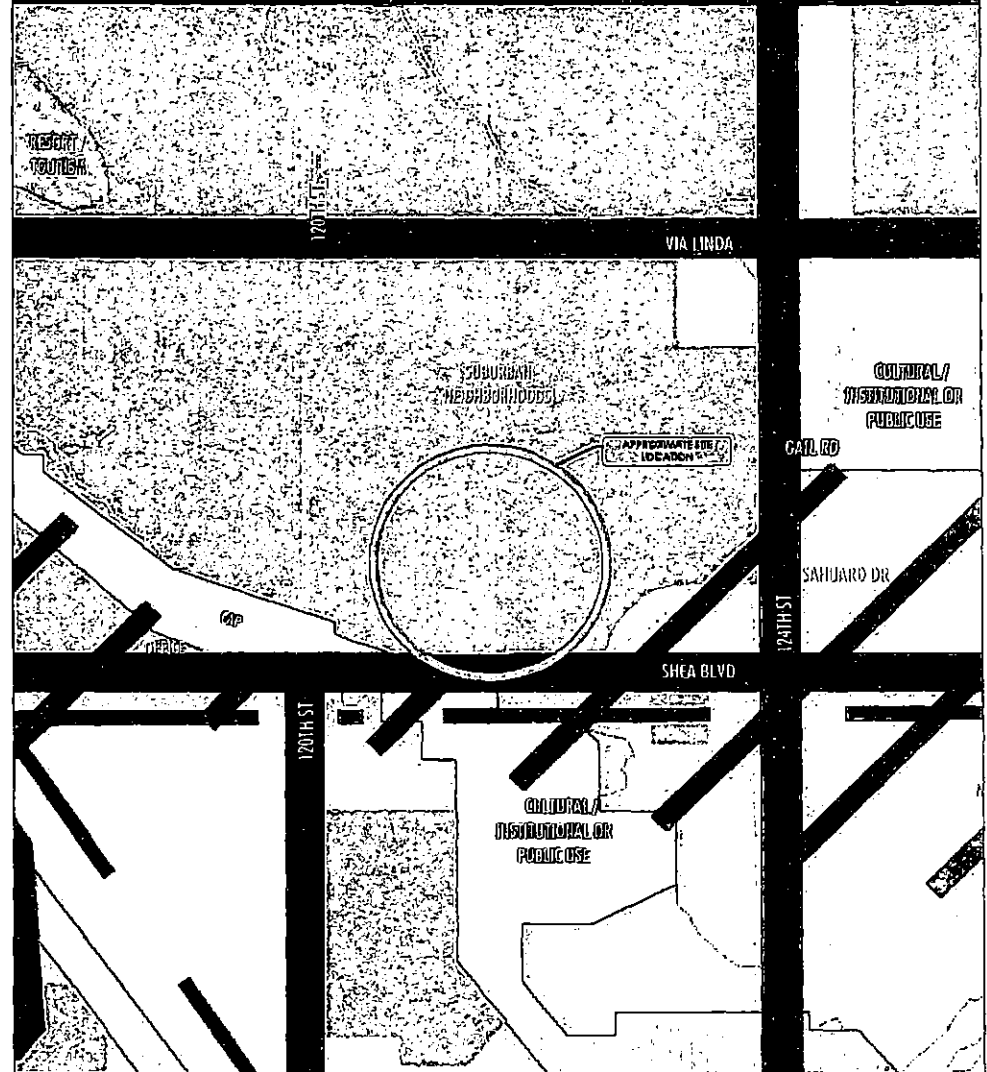
In summary, this application is a request for a non-major General Plan amendment from Rural Neighborhoods to Suburban Neighborhoods and a rezone from R1-43 ESL to R1-10 ESL on +/- 8.2 acre site located at the northeast corner of the Central Arizona Canal and Shea Boulevard for the development of sixteen (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

**EXISTING GENERAL PLAN**

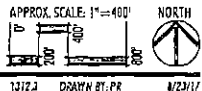


**PROPOSED GENERAL PLAN**



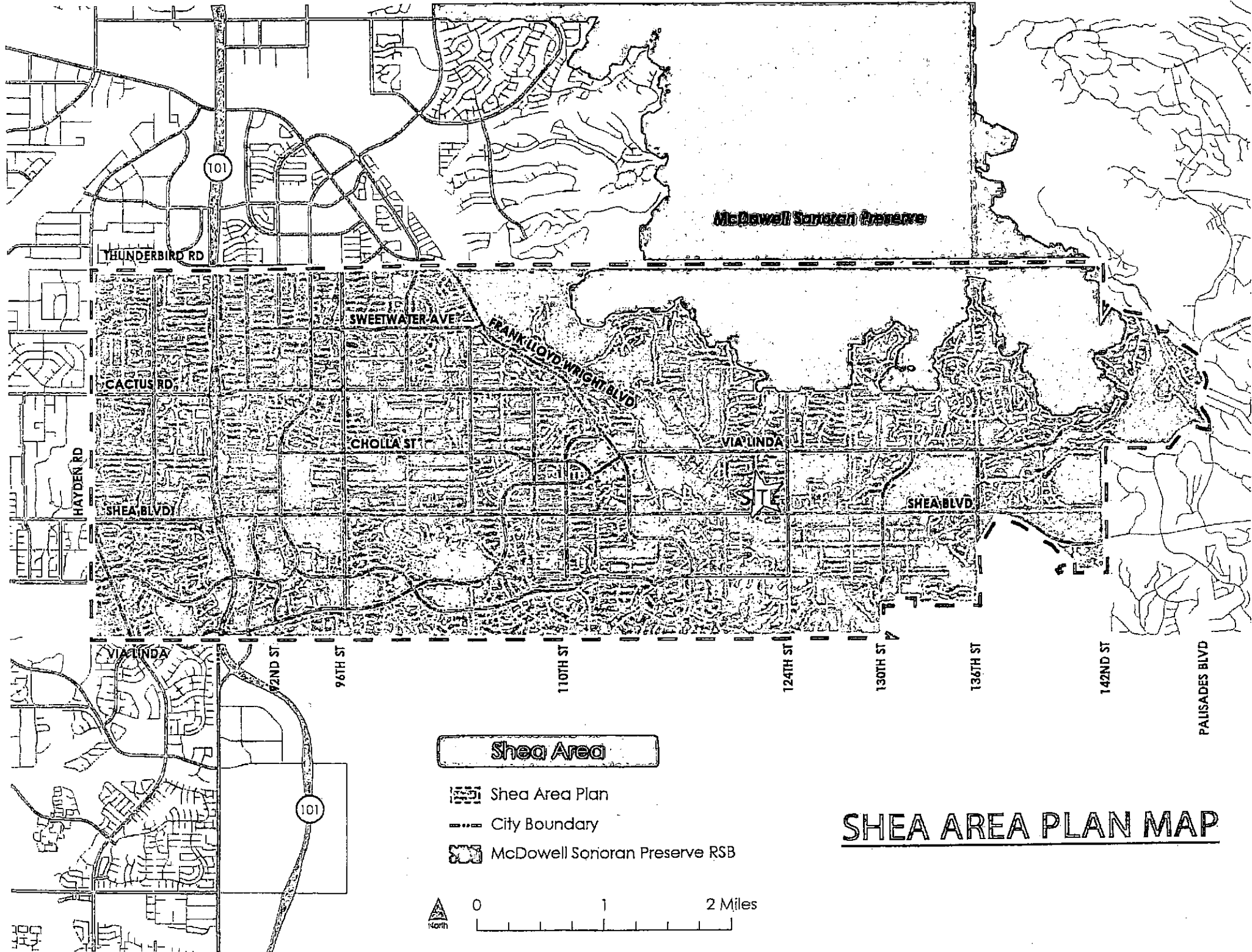
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**SIENNA HILLS PH. II  
 GENERAL PLAN LAND USE**



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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

VIA LINDA

92ND ST

96TH ST

110TH ST

124TH ST

130TH ST




136TH ST

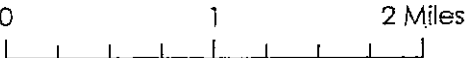
142ND ST

PALISADES BLVD

101

**Shea Area**

-  Shea Area Plan
-  City Boundary
-  McDowell Sonoran Preserve RSB

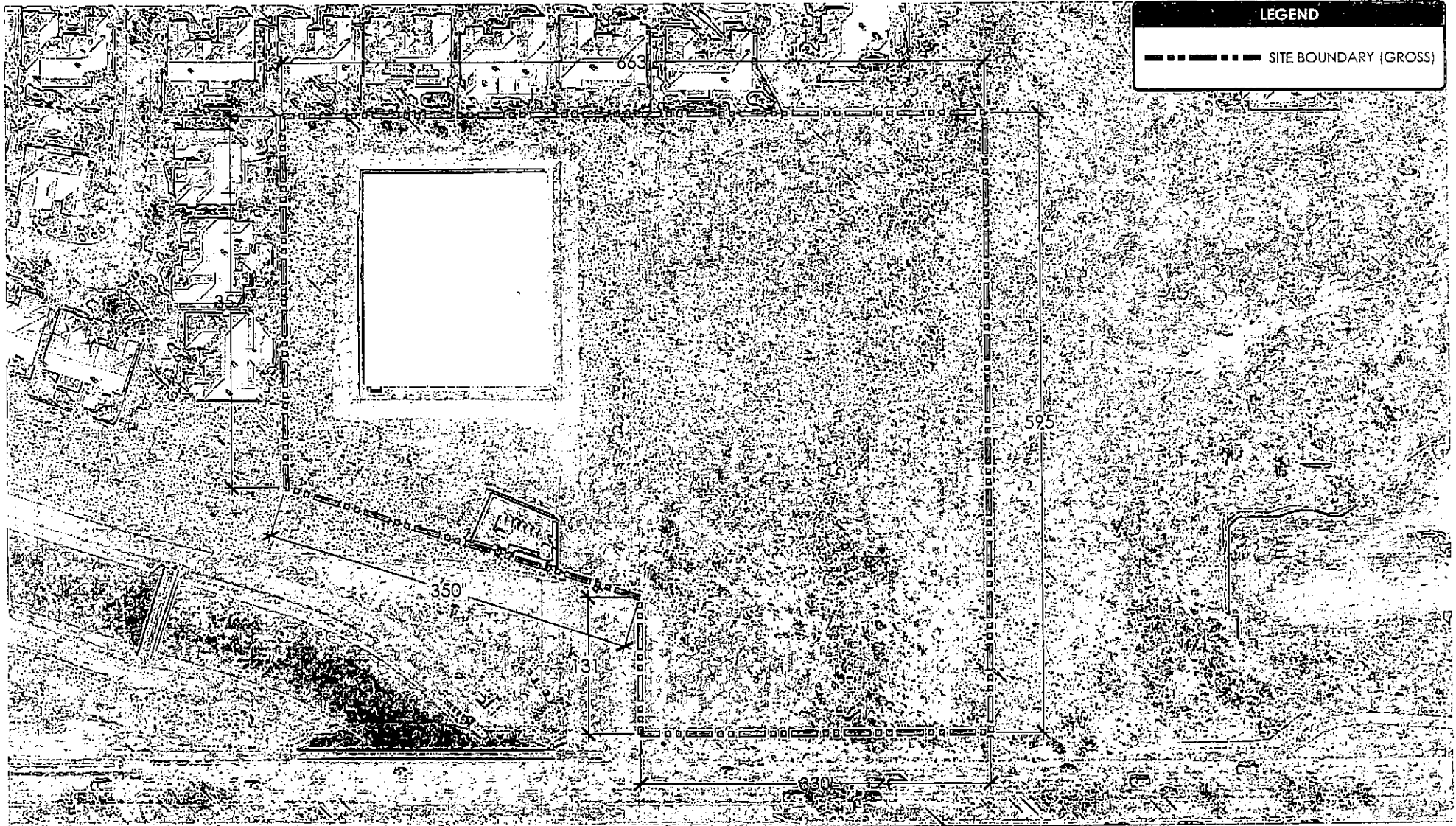


**SHEA AREA PLAN MAP**

**Exhibit 3: Existing & Proposed Zoning Map**



## Exhibit 4: Dimensioned Plan



**LEGEND**

----- SITE BOUNDARY (GROSS)

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**SIENNA HILL PH. II**  
**DIMENSIONED PLAN**

APPROX. SCALE: 1" = 40'

1312.3 DRAWN BY: AC 8/3/17

NORTH

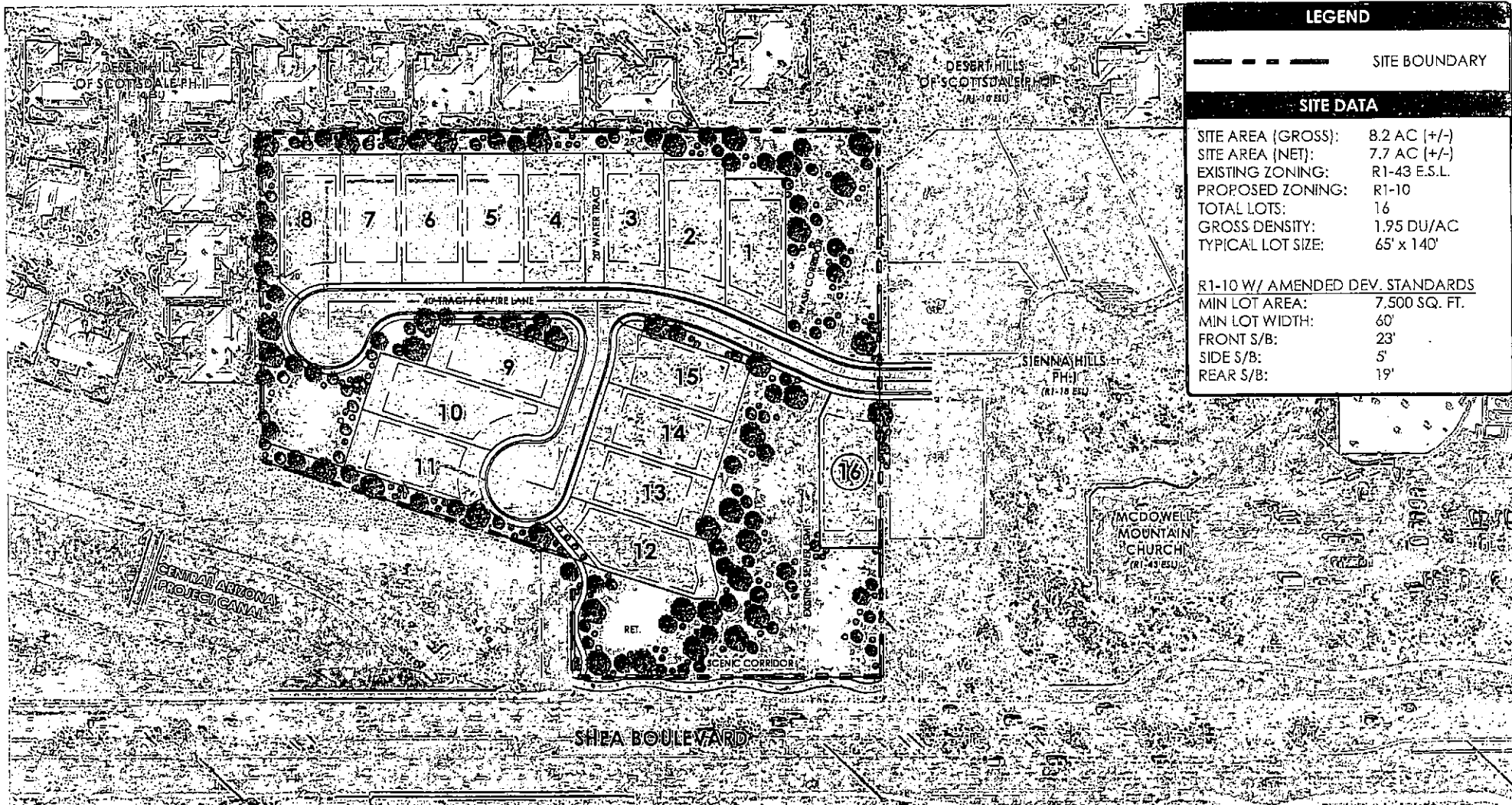
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## Exhibit 5: Context Aerial



**SIENNA HILLS PH. II**  
 CONTEXT AERIAL

## **Exhibit 6: Site Plan/Subdivision Plan**

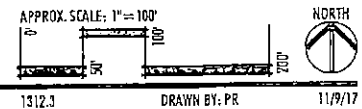


LEGEND	
---	SITE BOUNDARY
SITE DATA	
SITE AREA (GROSS):	8.2 AC (+/-)
SITE AREA (NET):	7.7 AC (+/-)
EXISTING ZONING:	R1-43 E.S.L.
PROPOSED ZONING:	R1-10
TOTAL LOTS:	16
GROSS DENSITY:	1.95 DU/AC
TYPICAL LOT SIZE:	65' x 140'
R1-10 W/ AMENDED DEV. STANDARDS	
MIN LOT AREA:	7,500 SQ. FT.
MIN LOT WIDTH:	60'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

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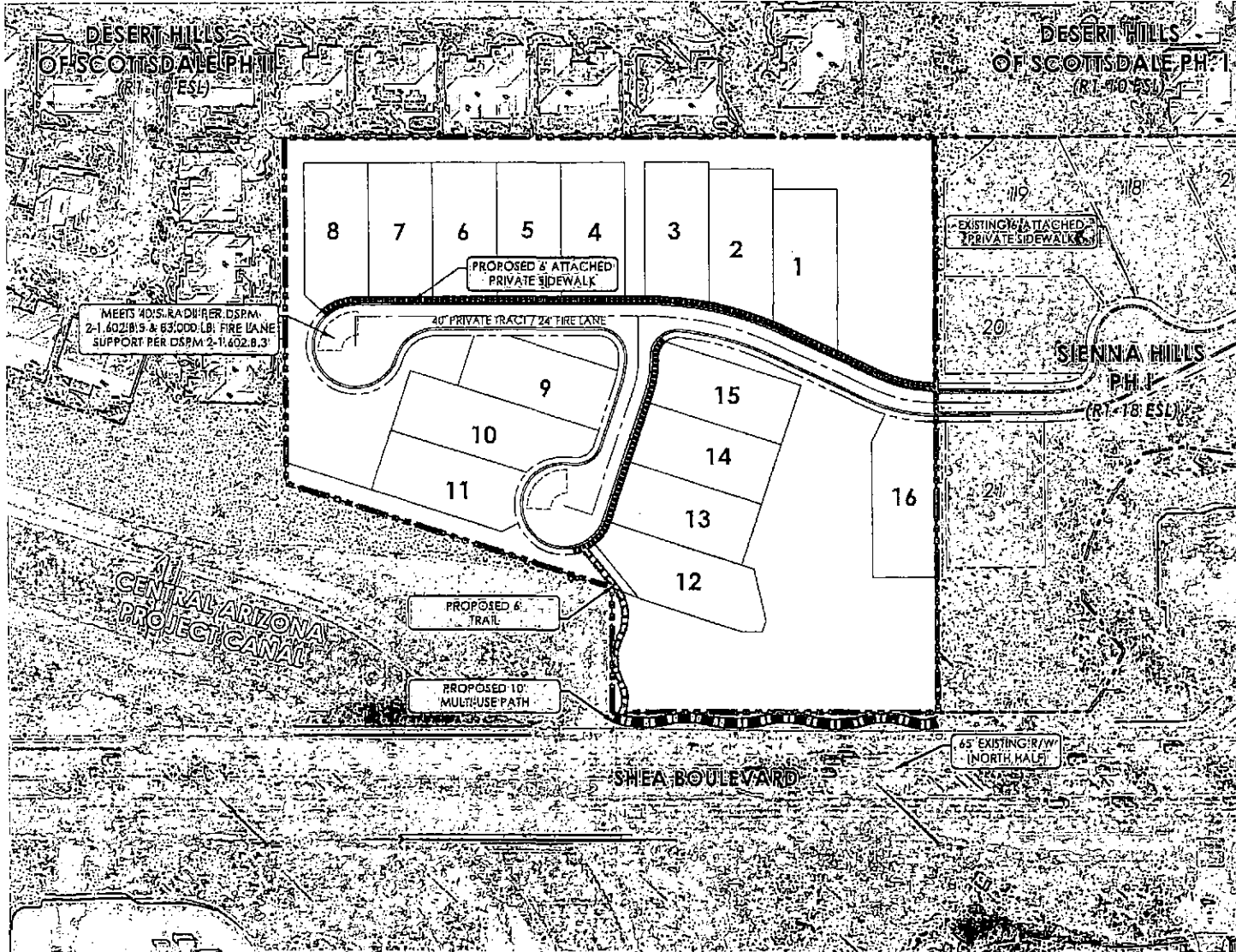
# SIENNA HILLS PH. II

## CONCEPTUAL SITE PLAN



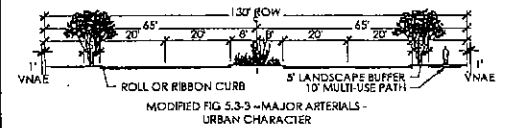
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 P: 03/18/17 11.5 - NEG SIENNA HILLS PH II CONCEPTUAL SITE PLAN.dwg    Date: 9/1/17

## **Exhibit 7: Pedestrian & Vehicular Circulation Plan**

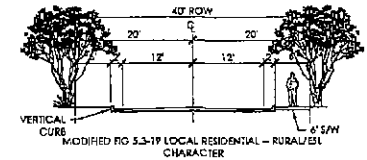


**LEGEND:**

- — — — SITE BOUNDARY
- ▬▬▬▬▬ PROPOSED PRIVATE 6' ATTACHED SIDEWALK
- ▬▬▬▬▬ PROPOSED PRIVATE 6' MEANDERING TRAIL
- ▬▬▬▬▬ PROPOSED PUBLIC 10' DETACHED MULTI-USE PATH



**SHEA BOULEVARD  
CROSS SECTION**



**TYPICAL INTERNAL LOCAL PRIVATE  
STREET CROSS SECTION**

**EMERGENCY VEHICLE ACCESS CONFORMANCE INFORMATION**

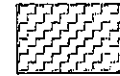
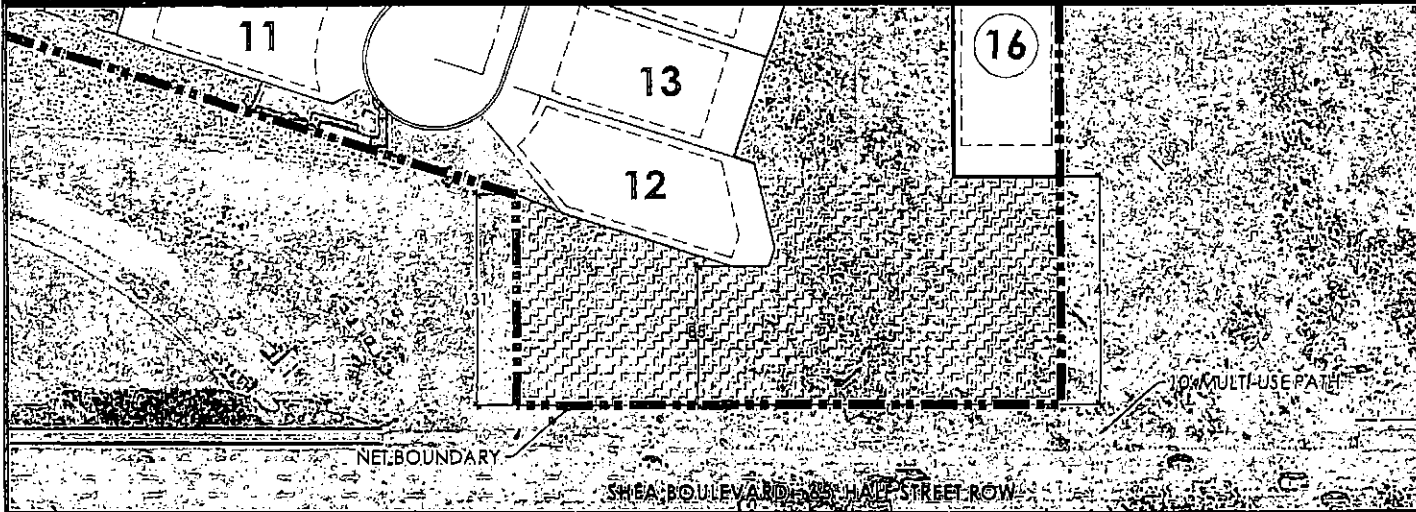
- ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
- FIRE LANE SURFACE TO SUPPORT 83,000 LB. GVW
- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
- GATE DETAIL CONSISTENT WITH DS&PM
- ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS
- 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)

**SIENNA HILLS PH. II  
PEDESTRIAN & VEHICULAR CIRCULATION PLAN**

**Exhibit 8: Frontage Landscape Map**

**SHEA BOULEVARD LANDSCAPE AREA PLAN VIEW**

**LEGEND**

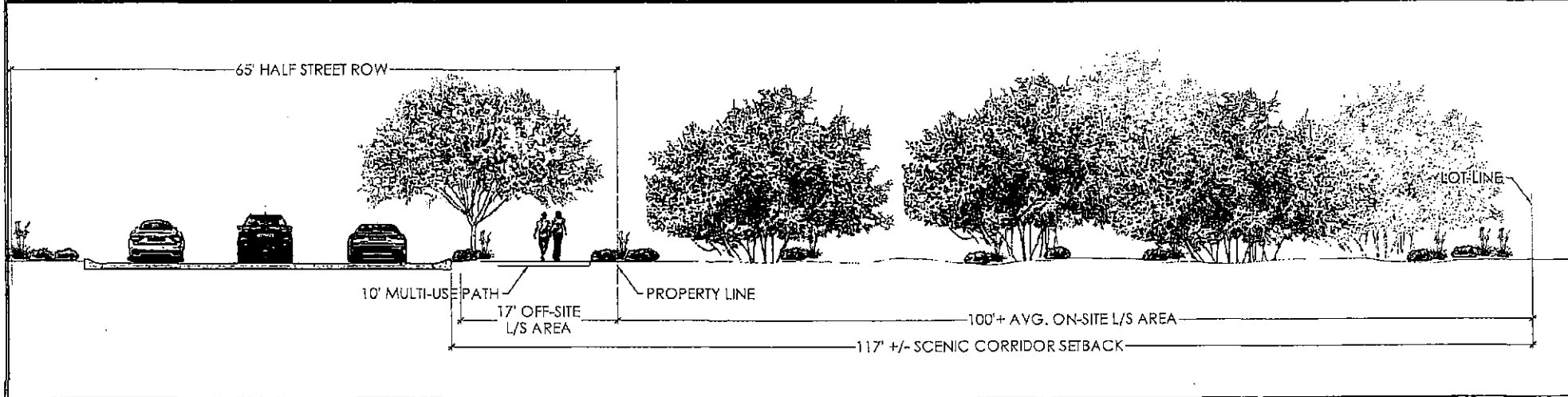


PROJECT FRONTAGE LANDSCAPE AREA (MEASURED FROM PROPERTY LINE TO LOT LINE)

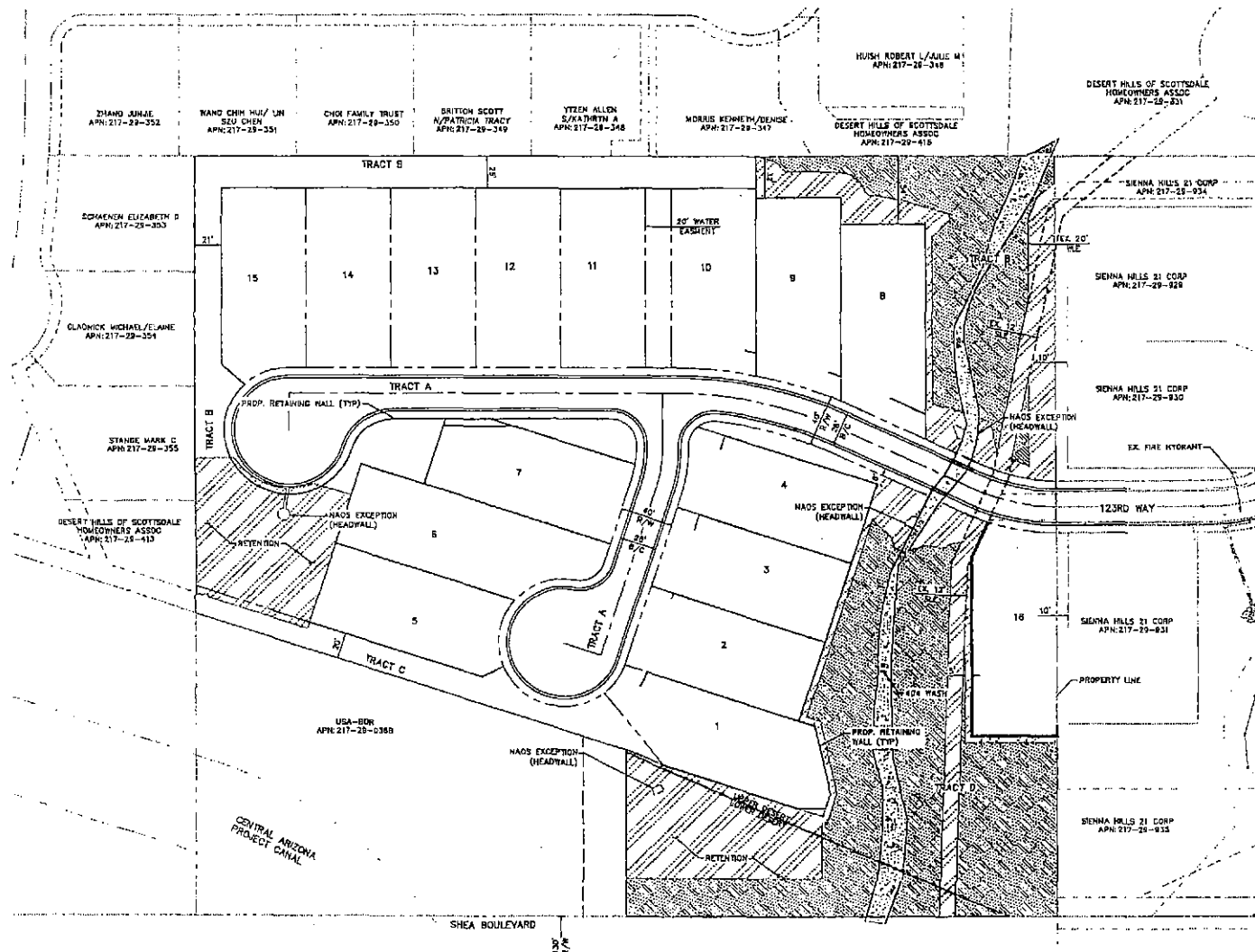
85' = MINIMUM DEPTH OF SHEA BLVD FRONTAGE LANDSCAPE AREA.

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

**SHEA BOULEVARD LANDSCAPE AREA ELEVATION**



**Exhibit 9: NAOS Plan**



Provided NAOS			
Description	sq ft	%	%
Disturbed	207,750	2.47	NA
Conservation Landfill	18,504	0.22	NA
Total Required NAOS	226,254	2.69	NA
Required Undisturbed NAOS	47,892	0.58	20%
Maximum Required NAOS	20,564	0.25	8%
Provided Undisturbed NAOS	24,778	0.30	12.48%
Provided Conservation NAOS	20,564	0.25	6.10%
Total	45,342	0.55	23.87%

(1) Area scored is 18,807 sq ft. 23.87% of 18,807 sq ft is 4,500 sq ft deduction.

Required NAOS (Upper Density)					
Zone	Range	S.F.	Acres	Required NAOS	Required NAOS Area
1	0% - 2%	25,047	0.57	24%	0.14 ac
2	3% - 4%	124,972	2.86	24%	0.72 ac
3	5% - 10%	131,403	3.02	33%	1.06 ac
4	10% - 15%	37,893	0.87	43%	0.38 ac
5	15% - 20%	8,713	0.20	45%	0.09 ac
6	20% - 25%	5,648	0.13	45%	0.06 ac
7	25% - 30%	11,877	0.27	45%	0.12 ac
		225,514	5.17		2.87 ac

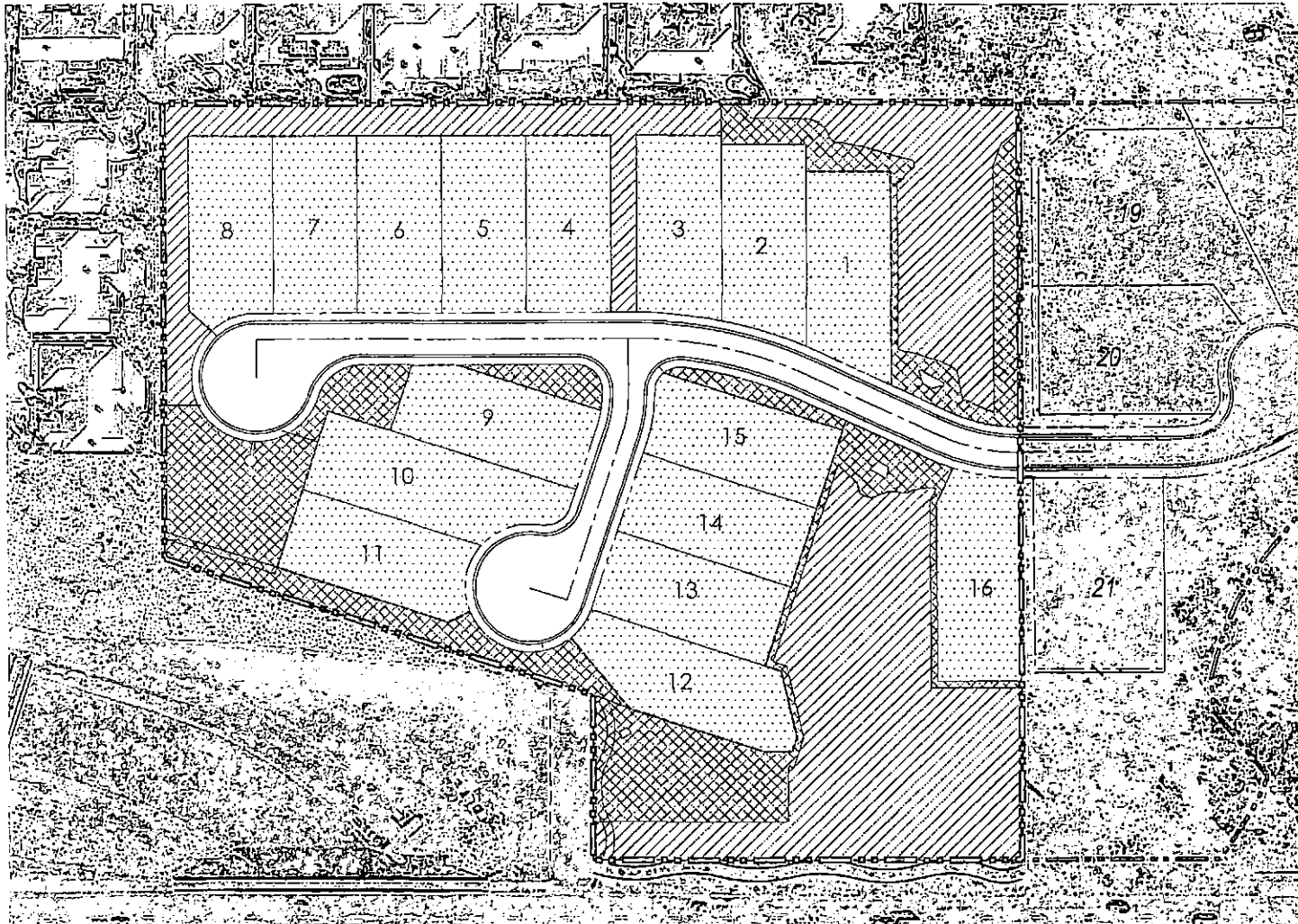
Required NAOS (Lower Density)					
Zone	Range	S.F.	Acres	Required NAOS	Required NAOS Area
1	0% - 2%	8,514	0.20	20%	0.04 ac
2	3% - 4%	5,824	0.13	20%	0.03 ac
3	5% - 10%	1,865	0.04	30%	0.01 ac
4	10% - 15%	476	0.01	30%	0.00 ac
5	15% - 20%	398	0.01	30%	0.00 ac
6	20% - 25%	414	0.01	30%	0.00 ac
7	25% - 30%	247	0.01	30%	0.00 ac
		18,743	0.43		0.10 ac






GRAPHIC SCALE IN FEET  
0 20 40 60

SCALE: 1/4" = 10' (AS SHOWN)  
 DRAWN BY: ELMOR  
 CHECKED BY: DDB  
 PROJECT NO. 281108002  
 DRAWING NAME: NAOS PLAT.DWG  
 1 OF 1

## 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 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.

**ABANDONMENT OF GENERAL LAND OFFICE PATENT  
EASEMENT PROJECT NARRATIVE**

**SIENNA HILLS PH. II  
A RESIDENTIAL DEVELOPMENT**

PARCEL NUMBERS:  
217-29-036A & 217-29-035

CITY OF SCOTTSDALE

PREPARED BY:

LVA URBAN DESIGN STUDIO, LLC  
120 E. Ash Ave.  
Tempe, AZ 85281

DECEMBER 6, 2017

ASSOCIATED CASES  
(6-GP-2017 & 15-ZN-2017)

13-AB-2017  
12/06/17

## **Introduction**

The subject site consists of two contiguous parcels (APN #217-29-036A & 217-29-035) located at the northeast corner of Shea Boulevard and the Central Arizona Project Canal. The 8.2 acre site hosts a decommissioned water reservoir on the western parcel and vacant desert on the eastern parcel. The subject property is currently under consideration for a non-major general plan amendment and rezoning (case #6-GP-2017 & 15-ZN-2017) to accommodate phase two of Sienna Hills, a 16 lot Blandford Homes residential community.

Surrounding each parcel on the north, east and west perimeters are 33' wide Government Land Office Patent Easements (G.L.O.P.E.). The applicant is requesting abandonment of all existing GLOPEs as they present hardship to any development, specifically the development of future residential community. Considering the GLOPE alignment is not within the City's master transportation plan, no access impact is anticipated with this abandonment.

A legal and graphical depiction of the subject abandonment areas are included with this submittal.

The GLOPE area totals 1.92 acres of the 8.2 acre site, and does not include GLOPE area located within the existing Shea Boulevard right of way. Based on the net site area of 7.6 acres, the total GLOPE encumbrance on the property is 25% for the combined properties. With the current sixteen lot site plan, approximately 1.1 acres of the 1.9 acre GLOPE is proposed as open space, while 0.82 acres are proposed within development areas (lot or internal street).

## **Compensation**

City of Scottsdale GLOPE compensation policy, backed by the review of recent abandonments, indicate a standard compensation of 20 cents per square foot. The applicant is requesting consideration for reduction/offset of the compensation amount based on the following factors:

- The applicant has researched survey principles as documented in ***Brown's Boundary Control & Legal Principles, Fourth Edition*** which states, "...easements are terminated by merger. Because a person can never have an easement over his or her own land, if he or she acquires a parcel of land over which he or she has an easement, the easement ceases to exist." In this case of the subject, the property owner is the City of Scottsdale, and therefore all easements that run exclusively to the benefit of the City (i.e. existing GLOPEs) were nullified at the time of property acquisition. Therefore, it can be argued that the City cannot request the applicant to provide compensation for the GLOPE areas located within the westernmost (City owned) parcel (APN #217-29-036A). This area equates to approximately 35,847 square feet.
- The City's Street Transportation department has advocated an interest in reducing or eliminating future public access points from Shea Boulevard. The abandonment of these GLOPE areas align with the mandate to minimize

public/private access points from this arterial roadway. The proposed site plan gains access from 124<sup>th</sup> St., through Sienna Hills Phase I, therefore ensuring no additional access points would be added to Shea Boulevard along the subject site's frontage.

- With companion zoning case (15-ZN-2017), the applicant will be dedicating a Scenic Corridor easement to the City along Shea Boulevard frontage. The corridor will be a minimum of 85 feet in depth for the entire frontage of the property. The applicant is requesting that this area be offset against an equitable portion of the GLOPE abandonment area, as the exchange of area within a city dedicated easement is equivalent.
- With the companion zoning case (15-ZN-2017), the applicant will be providing public sidewalk improvements along the Shea Boulevard frontage. The multi-use path will be a minimum of 10 feet wide, comprised of concrete and extend for approximately 330 linear feet. The applicant is requesting that the improvement value of this public benefit be offset against an equitably valued portion of the GLOPE abandonment area.
- Approximately 58% of the GLOPE area in the combined properties is being committed to either natural area open space or community open space.
- The applicant will be purchasing approximately 135,509 sq.ft. of property from the City of Scottsdale that had been formerly utilized as a water reservoir site. The condition of the property when sold will include a large earthen pit that will require grading mitigation by the applicant. The cost of this mitigation was not factored into the appraisal of the property and therefore the cost should be considered as a compensatory offset against the value of the requested abandonment.

Through the review of recent GLOPE abandonment cases (specifically 7-AB-2012#3), the City of Scottsdale's most recent policy for GLOPE compensation is 20 cents per square foot for fee title GLOPE abandonments. Given the disproportionate burden of GLOPE area on the subject property, the applicant respectfully requests that consideration of the above factors be applied to the subject property to offset the compensation value of the GLOPE abandonment areas or to be commensurate with a reasonable and equitable amount.

### **Conclusion**

The applicant proposes to abandon unnecessary on-site GLOPEs in order to provide a quality community on a revitalized and vacant piece of land along the Shea Corridor. In consideration for the abandonment of the GLOPE areas on the two subject properties, the applicant agrees to provide the aforementioned compensation offsets including access mitigation, City of Scottsdale dedications and public improvements.

- RURAL NEIGHBORHOODS
- SUBURBAN NEIGHBORHOODS
- URBAN NEIGHBORHOODS
- MIXED-USE NEIGHBORHOODS
- RESORTS/TOURISM
- SHEA CORRIDOR
- MAYO SUPPORT DISTRICT
- REGIONAL USE DISTRICT
- COMMERCIAL
- OFFICE
- EMPLOYMENT
- NATURAL OPEN SPACE
- DEVELOPED OPEN SPACE (PARKS)
- DEVELOPED OPEN SPACE (GOLF COURSES)
- CULTURAL/INSTITUTIONAL OR PUBLIC USE (AS OF 8/2003)
- MCDOWELL SONORAN PRESERVE
- RECOMMENDED STUDY BOUNDARY OF THE MCDOWELL SONORAN PRESERVE
- CITY BOUNDARY
- LOCATION NOT YET DETERMINED

SITE

**N. 120TH STREET**

**E. SHEA BOULEVARD**

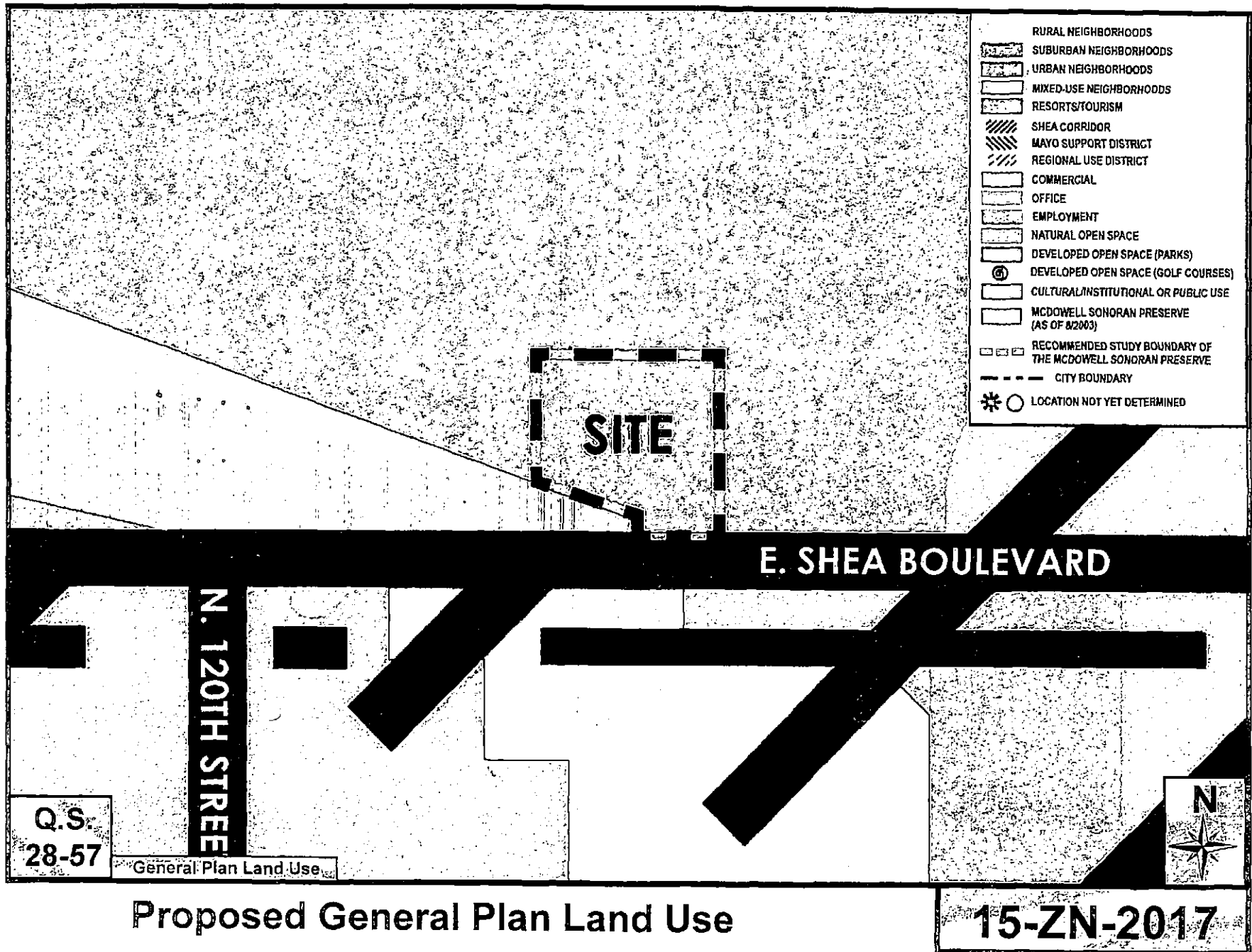
**Q.S.  
28-57**

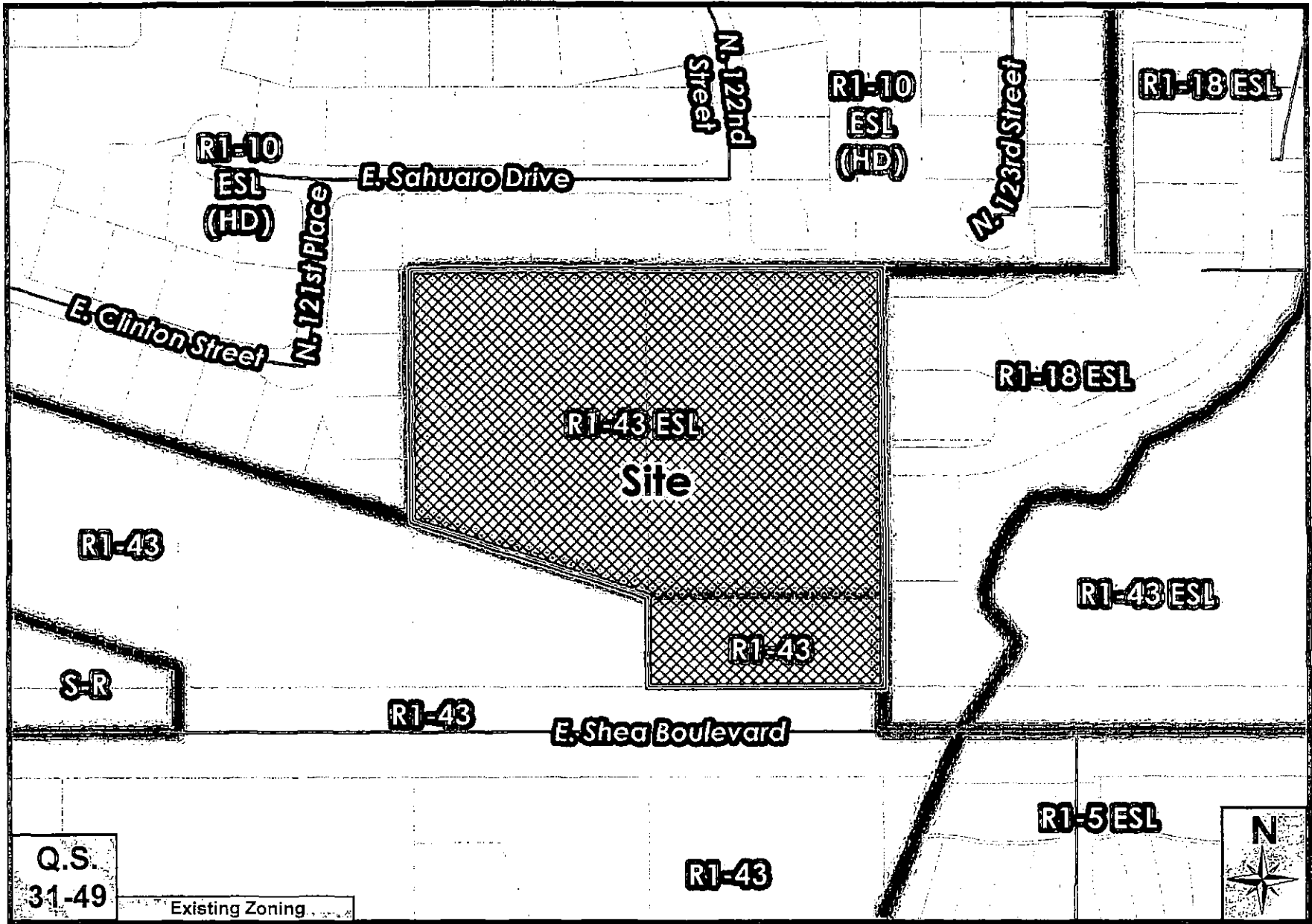
General Plan Land Use

**Existing General Plan Land Use**



**15-ZN-2017**

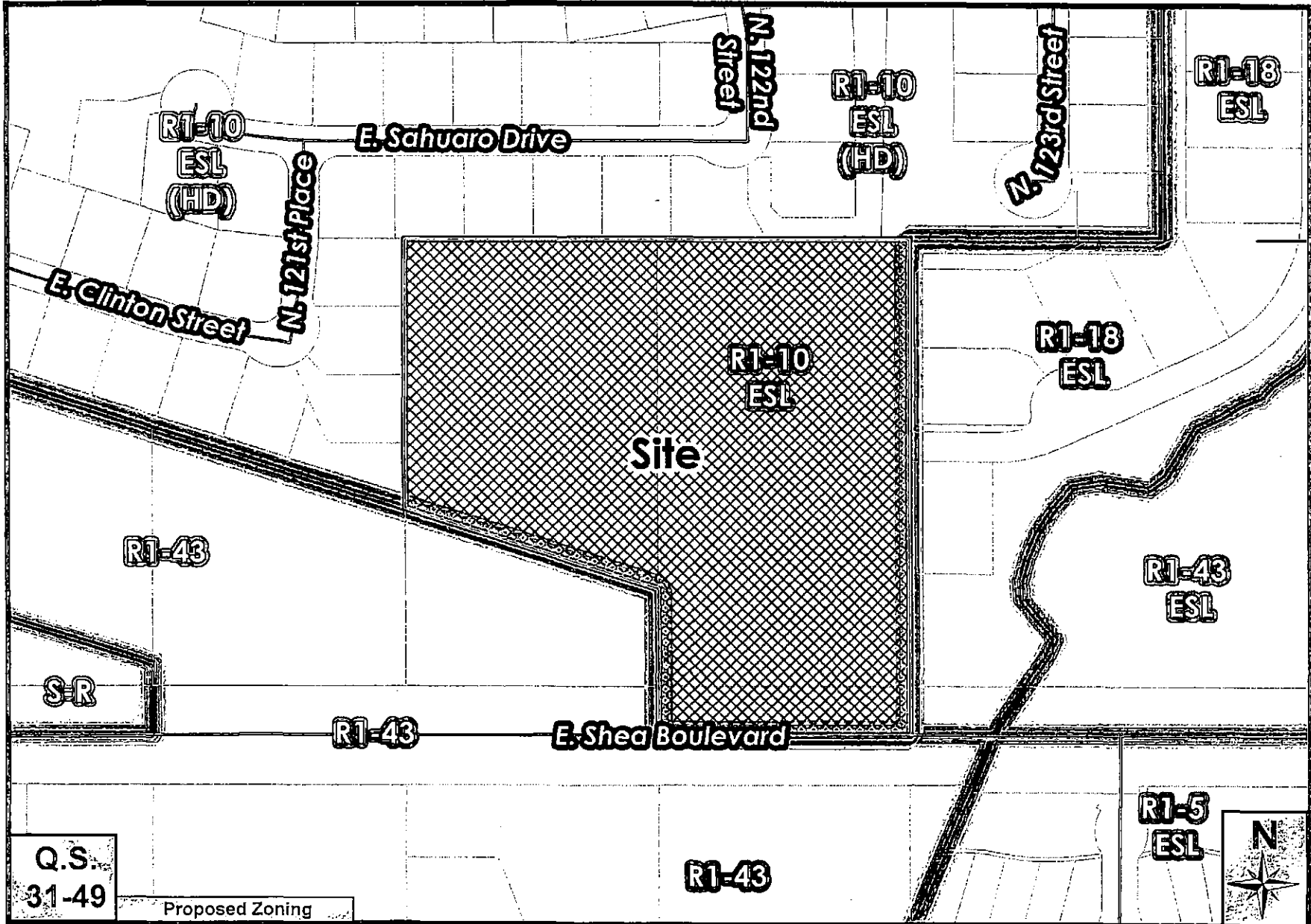




Q.S.  
31-49 Existing Zoning

Sienna Hills Ph. 2

15-ZN-2017



Q.S.  
31-49 Proposed Zoning

Sienna Hills Ph. 2

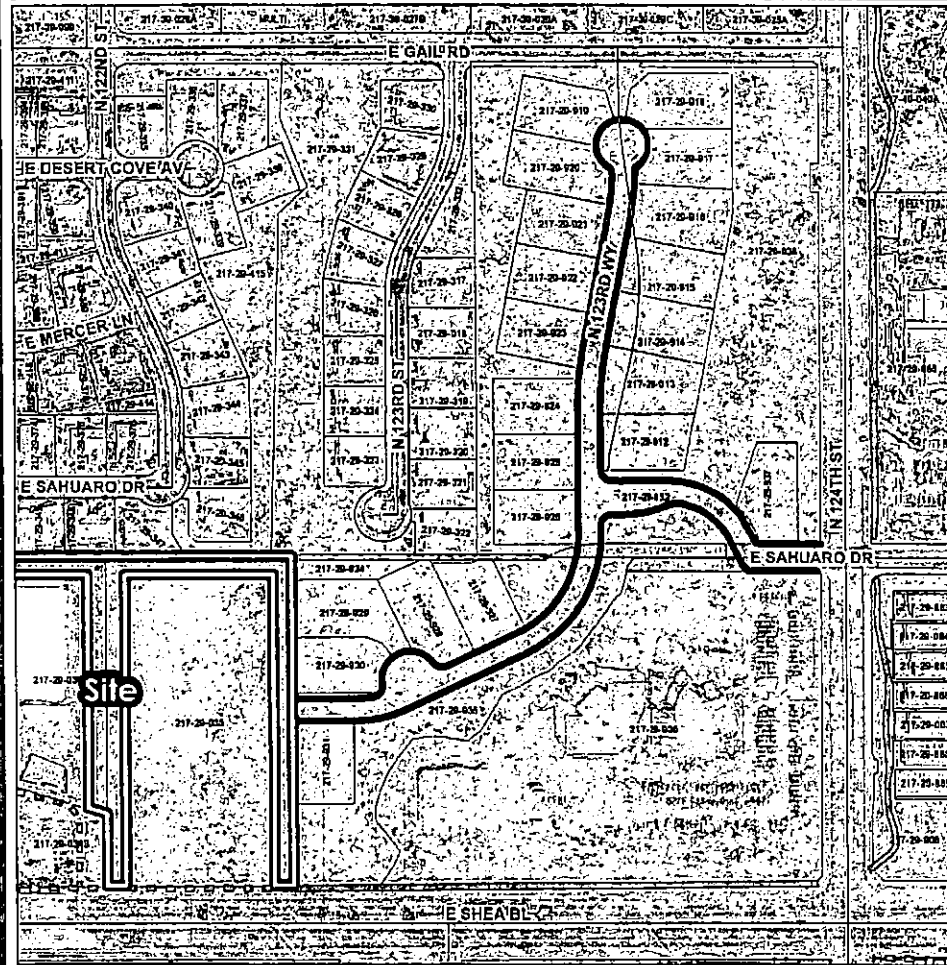
15-ZN-2017



Sienna Hills Ph. 2

13-AB-2017

# East Shea Area 1 Local Area Infrastructure Plan



**Q.S.  
29-57**

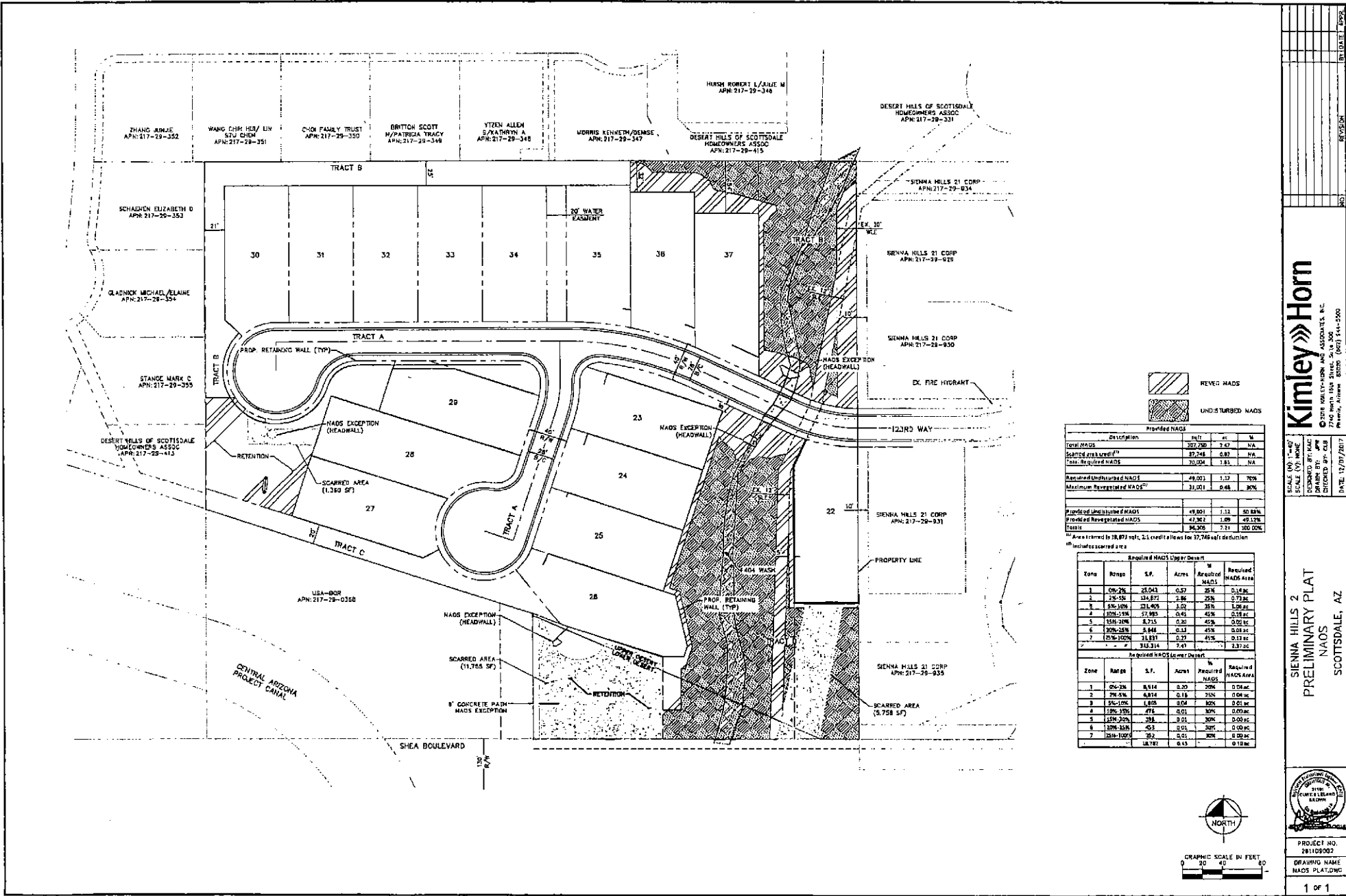
Parcel	City Boundary	Scale
Proposed Street	Water/sewer ROW	North Arrow

Document Path: W:\Transportation\Transportation\Work\group4\transportation\K018\LAIP\East Shea\LAIP\_EastShea1\_8-21-2017\_1.mxd

**CITY OF  
SCOTTSDALE**  
Last Updated: 8/21/2017

**Sienna Hills Ph. 2**

**13-AB-2017**



**Provided NAOS**

Description	sqft	ac	%
Total NAOS	327,280	7.47	N/A
Scarr'd area Level 1 <sup>1)</sup>	87,748	0.87	N/A
Total Required NAOS	70,000	1.58	N/A
Maximum Undisturbed NAOS <sup>2)</sup>	49,001	1.12	70%
Maximum Revegetated NAOS <sup>3)</sup>	21,001	0.48	30%

**Provided Undisturbed NAOS**

Description	sqft	ac	%
Provided Undisturbed NAOS	49,001	1.12	50.8%
Provided Revegetated NAOS	47,962	1.09	49.17%
Total	96,963	2.21	100.00%

<sup>1)</sup> Area is termed to be 18,872 sqft. 2.1 credit allowed for 37,748 sqft deduction  
<sup>2)</sup> Includes scarr'd area

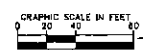
**Required NAOS Upper Desert**

Zone	Range	S.F.	Acres	% Required	Required NAOS Area
1	0% - 2%	25,043	0.57	25%	0.14 ac
2	2% - 5%	134,872	3.06	25%	0.73 ac
3	5% - 10%	231,405	5.22	25%	1.28 ac
4	10% - 15%	13,985	0.31	45%	0.14 ac
5	15% - 20%	8,715	0.20	45%	0.09 ac
6	20% - 25%	5,848	0.13	45%	0.06 ac
7	25% - 100%	31,831	0.72	45%	0.13 ac
Total		318,314	7.27		2.37 ac

**Required NAOS Lower Desert**

Zone	Range	S.F.	Acres	% Required	Required NAOS Area
1	0% - 3%	8,614	0.20	20%	0.04 ac
2	3% - 6%	6,814	0.16	25%	0.04 ac
3	6% - 10%	1,818	0.04	30%	0.01 ac
4	10% - 15%	474	0.01	30%	0.00 ac
5	15% - 20%	298	0.01	30%	0.00 ac
6	20% - 35%	453	0.01	30%	0.00 ac
7	35% - 100%	82	0.00	30%	0.00 ac
Total		18,181	0.41		0.18 ac



© Kimley-Horn and Associates, Inc.  
 770 North 15th Street, Suite 300  
 Phoenix, Arizona 85010 (602) 544-2000  
 DATE: 12/07/2017  
 REVISION:

**SIENNA HILLS 2  
 PRELIMINARY PLAT  
 NAOS**  
 SCOTTSDALE, AZ

PROJECT NO.  
 281105002  
 DRAWING NAME  
 NAOS PLAT.DWG  
 1 of 1

## SIENNA HILLS PH. II - CITIZEN REVIEW REPORT

The applicant has engaged in an extensive neighborhood outreach process to ensure that are property owners and residents understand the rezoning request and are aware of site plan update.

### **1. School District Notification – May 30, 2017**

The future Sienna Hill phase two community is within the Scottsdale Unified School District. On May 30, 2017 a letter with an attached site plan, context aerial, and a “Determination of Adequate Facilities” form was sent certified mail to the Superintendent.

### **2. Notification Mail Out – June 2, 2017**

Notifications mailed for 1st Neighborhood Meeting to all property owners within 750’ of the subject property, the “Additional to Notify” and to all persons identified on the city’s “Interested Parties” list. A copy of this letter is included with this report.

### **3. Sign Posting – June 5, 2017**

Sign posting for “Project Under Consideration” was completed by Dynamite Signs to City requirements. An affidavit of the posting is included with this report.

### **4. Neighborhood Meeting – June 15, 2017**

The neighborhood meeting took place from 6pm-7pm on June 15, 2017 at McDowell Mountain Community Church. Two individuals from LVA represented the applicant team at the open house meeting.

Three residents attended and signed in at the neighborhood meeting. No comment cards were submitted by attendees.

One couple lived in adjacent community Desert Hills of Scottsdale in a home that backs to the projects western edge. These residents were positive about the decommissioning of the water site and wanted to give input on the landscaping of the tract area between property lines. The applicant discussed timeline, possible wall configurations, and landscaping possibilities.

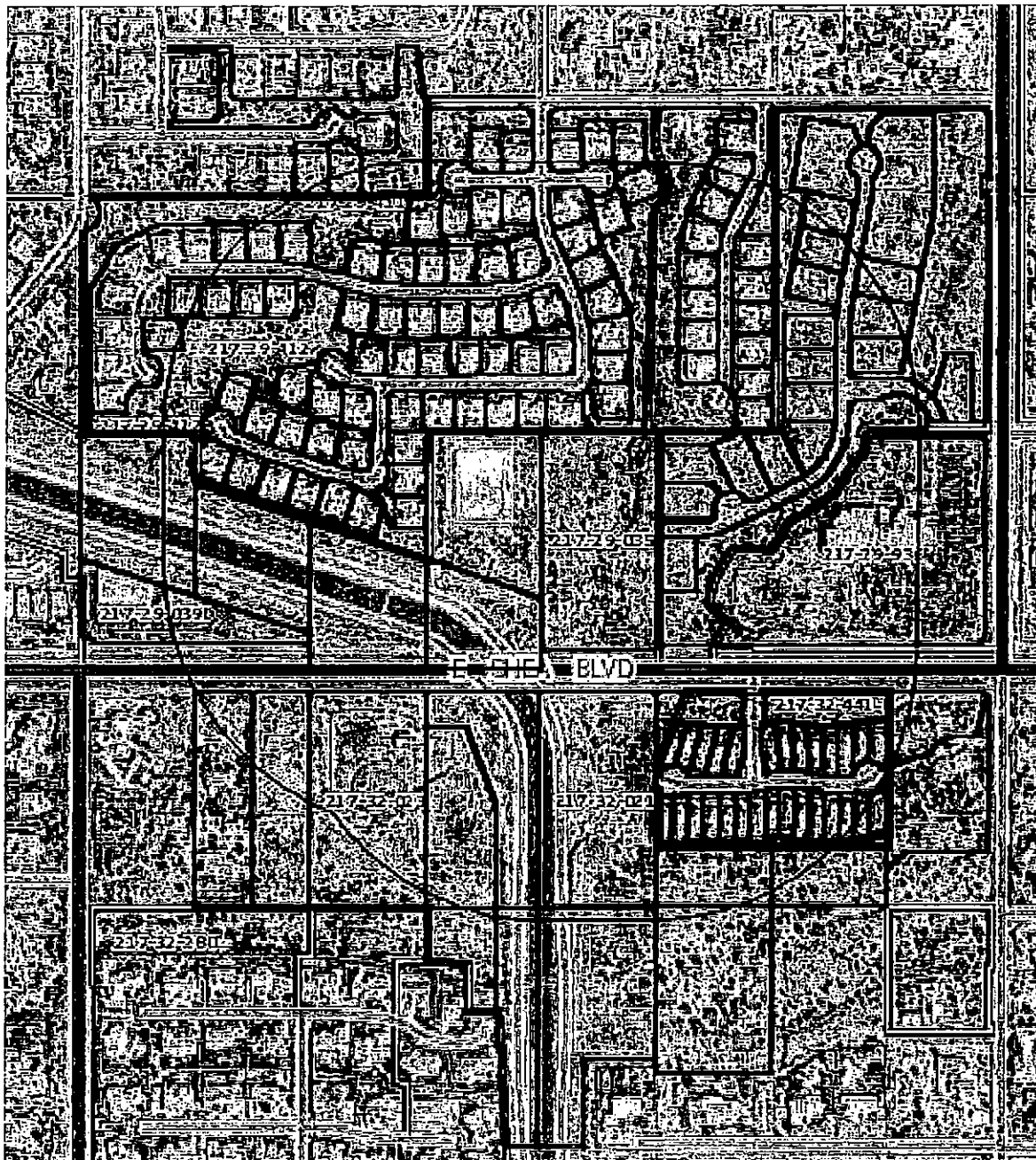
## **ATTACHMENTS**

1. Map of notified neighbors (750 feet)
2. List of names and contact information for contacted parties
3. Notification Letter
4. Resident Responses

**15-ZN-2017  
09/07/17**

**ATTACHMENT 12**

# 750' NOTIFICATION BUFFER



June 2, 2017

Re: Sienna Hills Phase II: Neighborhood Meeting Announcement

Dear Neighbor/Property Owner:

We are Landscape Architects and Land Planners initiating a formal process to amend the zoning on a site near your home/property. The site is comprised of approximately 8 acres, a portion of which was a former City of Scottsdale water reservoir and well site facility. The proposal is for a 16-lot single family residential community that will become the second phase of the Sienna Hills community that is currently under construction immediately to the east. Please reference the proposed site plan on the reverse side of this letter for a depiction of the proposal.

Within the coming weeks, we will be submitting an application to the City of Scottsdale requesting to amend the zoning on the property from the existing R1-43 ESL (Single Family Residential) to R1-10 ESL (Single Family Residential with Amended Development Standards).

The proposed residential density of the project is in conformance with the City's General Plan that identifies the land use on the property as Suburban Neighborhoods (1-8 dwelling units per acre), and with the pattern of existing zoning in the Desert Hills community to the north.

The Sienna Hills Phase II proposal will access through the Phase I portion of the community to the east through a private gate. Open space setbacks of at least 20 to 25 feet will be provided along the western and northern edges of the community, and these areas will be enhanced with natural desert vegetation. All homes within the community will be single story.

As part of our ongoing effort to provide information and address questions from neighbors and property owners, we cordially invite you to attend a neighborhood meeting to discuss our plans and to gather feedback.

**DATE: Thursday, June 15, 2017**

**TIME: 6:00pm-7:00pm**

**LOCATION: McDowell Mountain Community Church  
(10700 N. 124<sup>th</sup> St. Scottsdale, AZ 85259)**

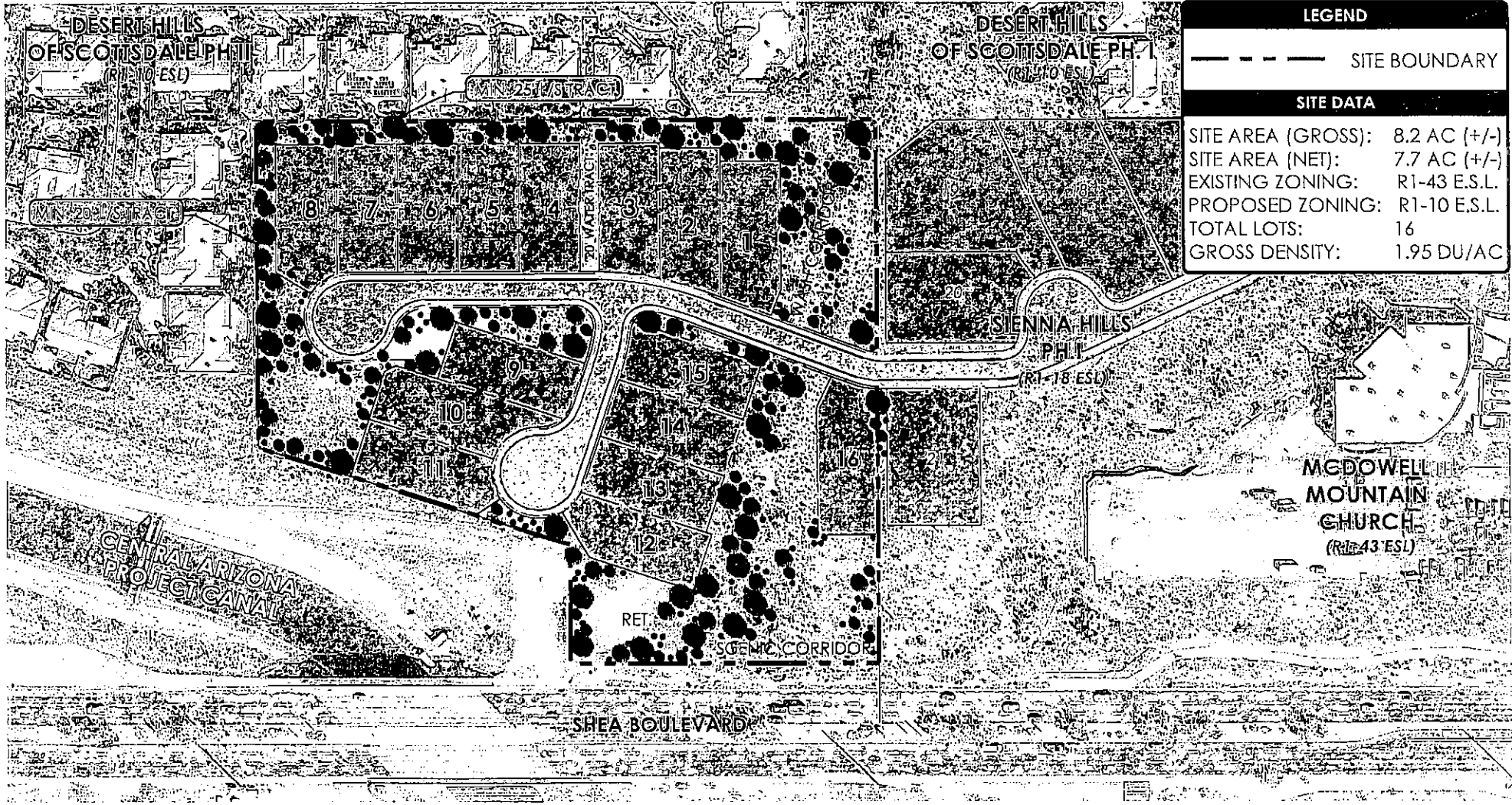
Thank you for your time and interest! If you are unable to attend the neighborhood meeting and wish to provide input, please contact myself or City of Scottsdale assigned planner Keith Niederer at 480-312-2953 or [KNiederer@scottsdaleaz.gov](mailto:KNiederer@scottsdaleaz.gov). Please reference project case number 105-PA-2017. Comments will be made part of the public record for inclusion in the case file.

Sincerely,



**LVA Urban Design Studio**

Email: [astedman@LVAdesign.com](mailto:astedman@LVAdesign.com)

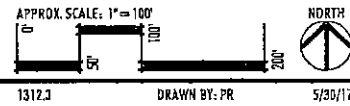


LEGEND	
	SITE BOUNDARY
SITE DATA	
SITE AREA (GROSS):	8.2 AC (+/-)
SITE AREA (NET):	7.7 AC (+/-)
EXISTING ZONING:	R1-43 E.S.L.
PROPOSED ZONING:	R1-10 E.S.L.
TOTAL LOTS:	16
GROSS DENSITY:	1.95 DU/AC

**LVA** urban design studio  
 land planning • development entitlements • landscape architecture  
 120 south ash avenue • tempe, arizona 85281 • 480.994.0994

## SIENNA HILLS - PHASE 2

### CONCEPTUAL SITE PLAN



PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.  
 This document, together with the reports and studies prepared hereon, is intended only for the specific purpose and client for which it is prepared. Re-use or modification of this document without written authorization and approval by LVA Urban Design Studio, L.L.C. shall be without liability to LVA Urban Design Studio, L.L.C.  
 P:\2017\1312-3-RE-02 SIENNA HILLS CIVIC PLANNING\LVA-1312.3-SITE PLAN.dwg May 30, 2017

Project: Neighborhood Meeting – Sienna Hills Phase II

Location: McDowell Mountain Community Church

Date and Time: Thursday, June 15, 2017

### PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
1	Flaine and Mike Gochnick	10749 N. 121st Scottsdale 85259	<del>602-5790</del> -2456	claineg7@ yahoo.com
2	Bill Crawford	4601 N 73rd St Scottsdale	602 5766797	iamfitross @AOL.com
3				
4				
5				
6				
7				
8				
9				
10				



# Affidavit of Posting

Required: Signed, Notarized originals.  
Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White)       Public Hearing Notice Sign (Red)

Case Number: 105-PA-2017

Project Name: \_\_\_\_\_

Location: NEC Shea Blvd and CAP Canal

Site Posting Date: June 5, 2017

Applicant Name: Alex Stedman

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Piggitt  
Applicant Signature

6/5/17  
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 5<sup>th</sup> day of June 2017



Marybeth Conrad  
Notary Public  
My commission expires: 10-25-20

## City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

15-ZN-2017  
09/07/17

# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting:

Date: June 15, 2017  
Time: 6:00 - 7:00 P.M.  
Location: McDowell Mountain Community Church  
(10700 N. 124th St., Scottsdale, AZ 85259)

**Site Address: NE of Shea Blvd. & CAP Canal  
(12182 E. Shea Blvd. Scottsdale, AZ 85259)**

### Project Overview:

- Request: A request to rezone the subject property from R1-43-ESL to R1-10-ESL
- Description: The proposal would allow an 16-lot single family residential community on +/- 8.2 acres
- Site/Acreage: +/- 8.2 acres
- Site Zoning: R1-43-ESL

### Applicant Contact:

Alex Stedman 480-994-0994  
astedman@LVAdesign.com

### City Contact:

Jesus Murillo 480-312-7849  
jmurillo@scottsdaleaz.gov

Pre-Application #: 105-PA-2017 Available at City of Scottsdale 480-312-7000

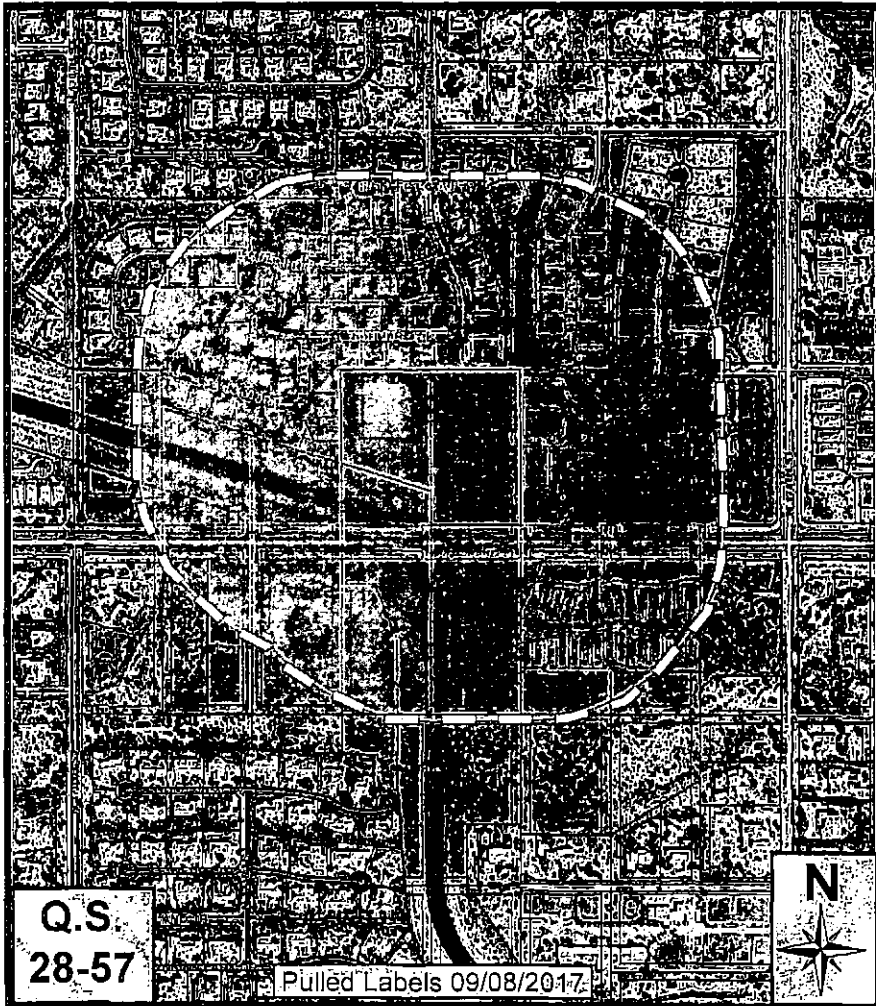
Project information may be researched at: <https://eservices.scottsdaleaz.gov/bidgresources/Preapp/Search>

Posting Date: 6/5/17

Penalty for removing or defacing sign prior to date of last hearing: Applicant Responsible for

6/5/17 16:19:17

# City Notifications – Mailing List Selection Map



## Map Legend:

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

## Additional Notifications:

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

**Sienna Hills Ph. 2**

**15-ZN-2017**

**6-GP-2017**