

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

Development Application



Development Application Type:

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

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

Project Name: Sienna Hills Ph. 2

Property's Address: 12182 E. Shea Blvd.

Property's Current Zoning District Designation: R1-43

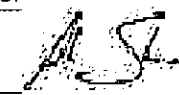
The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: City of Scottsdale	Agent/Applicant: Alex Stedman
Company:	Company: LVA Urban Design Studio LLC
Address: 7447 E. Indian School Rd.	Address: 120 S. Ash Ave. Tempe, AZ 85281
Phone: Fax:	Phone: 480-994-0994 Fax:
E-mail:	E-mail: astedman@lvadesign.com
Designer:	Engineer: Curtis Brown
Company:	Company: Kimley-Horn
Address:	Address: 7740 N. 16th St. Ste. 300 Phoenix, AZ 85020
Phone: Fax:	Phone: 602-371-4533 Fax:
E-mail:	E-mail: Curtis.Brown@kimley-horn.com

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

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

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

Owner Signature _____ Agent/Applicant Signature 

Official Use Only Submittal Date: _____ Development Application No.: _____

April 25, 2017

Via Hand-Delivery with Application, to:

City of Scottsdale
Planning & Development Department
7447 E. Indian School Rd.
Scottsdale, AZ 85251

Re: Letter of Authorization – Sienna Hills Ph. II – NEC Shea Blvd. & CAP Canal

Dear Sir or Madam:

This letter authorizes LVA Urban Design Studio LLC and Kimley-Horn and Associates to represent this ownership in all matters related to the City of Scottsdale's Pre-Application, Rezoning, Preliminary Plat and any other development related matters regarding the property located at the northeast corner of Shea Boulevard and the Central Arizona Project Canal (APN #217-29-035) in the City of Scottsdale, Maricopa County, Arizona.

Entity/Owner:

*Christine and Jalmer
Bong Foundation*

Signature:

[Handwritten Signature]
president

6-GP-2017
9/7/17



Water Resources

9379 E. San Salvador
Scottsdale, AZ 85258

PHONE 480-312-5685
FAX 480-312-5615

August 22, 2017

Via Hand-Delivery with Application, to:

City of Scottsdale
Planning & Development Department
7447 E. Indian School Rd.
Scottsdale, AZ 85251

Re: Letter of Authorization – Sienna Hills Ph. II – NEC Shea Blvd. & CAP Canal

Dear Sir or Madam:

This letter authorizes LVA Urban Design Studio LLC and Kimley-Horn and Associates to represent this ownership in all matters related to the City of Scottsdale's Pre-Application, Rezoning, Preliminary Plat and any other development related matters regarding the property located at the northeast corner of Shea Boulevard and the Central Arizona Project Canal (APN #217-29-035) in the City of Scottsdale, Maricopa County, Arizona. LVA and Kimley Horn shall secure written consent prior to making any and all development related filings regarding parcel #217-29-035 from the City of Scottsdale Real Estate Department.

Entity/Owner:

Chris Hassert, Planning & Engineering Director
City of Scottsdale, Water Resources

Signature:

A handwritten signature in black ink, appearing to read "Chris Hassert", written over a horizontal line.

Affidavit of Authorization to Act for Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: 12182 E SHEA BLVD.
- b. County Tax Assessor's Parcel Number: 217-29-036A 217-29-035
- c. General Location: NORTHEAST CORNER OF SHEA BLVD. & THE C.A.P. CANAL
- d. Parcel Size: 8.2 GROSS ACRES
- e. Legal Description: SEE ATTACHED LEGAL DESCRIPTION

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

- 2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
- 3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
- 4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
- 5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
- 6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
- 7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.


Name (printed)

Date

Signature

CURTIS BROWN
ALEX STEEDMAN

8/17/17, 2017
8/17/, 2017
 _____, 20_____
 _____, 20_____


ALEX

Planning and Development Services

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

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



This request concerns all property identified in the development application.

Pre-application No: 105 -PA- 2017

Project Name: SIENNA HILLS - PHASE 2

Project Address: 12182 E SHEA BLVD.

STATEMENT OF AUTHORITY:

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

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

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

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

[Signature] Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning and Development Services

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

6-GP-2017
9/7/17

Rev. 02/02/2015

SIENNA HILLS

PHASE TWO



6-GP-2017
9/7/17

Kimley»»Horn

**BLANDFORD
HOMES**

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

Development Team

Property Owner/Developer

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

**BLANDFORD
HOMES**

Land Use Planner

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Email: astedman@lvadesign.com

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

Engineer

Kimley-Horn
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Phoenix, AZ 85020
Phone: 602-371-4533
Contact: Curtis Brown
Email: Curtis.Brown@kimley-horn.com

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 Minor 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 is to amend the General Plan land use designation and to rezone the subject property is to create Sienna Hills phase two, a quality 16-lot single-family community. The private subdivision includes the use of amended development standards in order to preserve a wash corridor that bisects the property and maximize Natural Area Open Space (NAOS).

C. Key Items for Consideration

- The site plan exceeds 50-foot wide Desert Scenic Roadway Buffer along Shea Boulevard, by providing a minimum eighty (80) foot landscape setback.
- Honors the Shea Area Plan by incorporating umbrella goals and policies
- Respects the Scenic Corridor by exceeding the minimum fifty (50) foot setback and providing an average setback of over 100 feet.
- The proposal provides approximately 16% of additional Natural Area Open Space, beyond the typical Zoning Ordinance required amount, to be dedicated with final plat.
- The applicant is proposing to dedicate 100% of the provided Natural Area Open Space within designated tracts to provide greater protection.
- Preservation of the existing natural wash corridor by placing it in a tract and NAOS easement.
- Provides meaningful open space buffers along all edges of the proposed community, with a minimum twenty (20) foot landscape buffer.
- Phase two will take access through existing Sienna Hills phase 1 entry off 124th Street.
- Deconstruction of existing water tower

II. Background

A. 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 the majority of the site and homes to the north, east and

west. **Exhibit 1**, *General Plan Land Use Map* displays the site's current and proposed designation.

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

a. Value Scottsdale's Unique Character and Lifestyle:
i. Character & Lifestyle

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

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

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

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

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

Sienna Hill Ph. II is maximizing existing single gated access from 124th Street and proposing an extension of phase one's internal roadway. A minimum natural landscape setback of eighty 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 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. Revegetation plant material is suggested where current water reservoir parking is currently located. This plant material honors the palate 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 (80) 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 throughout 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.*

Accessibility and connections between neighborhoods are emphasized with the design of adjoining sidewalk and trails. The single access point, located off 124th Street, respects existing infrastructure and surrounding development by offering combined access to reduce pressure and increase safety on Shea Boulevard. With the current internal roadway configuration, wash and other natural feature preservation is maximized.

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 Sienna Hills Phase II is seamlessly planned with the building of Sienna 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.*

Accessibility and connections between neighborhoods are emphasized with the design of adjoining sidewalk and trails. The single access point, located off 124th Street, respects existing infrastructure and surrounding development by offering combined access to reduce pressure and increase safety on Shea Boulevard. With the current internal roadway configuration, wash and other natural feature preservation is maximized.

B. Character 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. Below are the way in which the umbrella goals, policies, and guidelines are addressed with the proposed development:

Shea Area Plan

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

8. *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.

9. *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.

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 (80) 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 area.

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

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

By utilizing the existing access point from 124th Street, Sienna Hills Phase II will not be contributing directly to the Shea arterial roadway. Improvements along Shea will follow the cross section standard as depicted in the Shea Corridor Plan, this includes a detached ten (10) foot trail 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 sidewalk will be constructed on the north side of Shea Boulevard in order to complete the planned alternative transportation route. A grade-separate crossing is located on at 124th Street and Shea Boulevard, offering safe pedestrian passage under Shea Boulevard.

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

N/A

Shea Corridor

The Shea Corridor is generally ¼ mile north and ¼ south of Shea and runs from Hayden Road on the west to the east city limit line. **Exhibit 2, Character Area-Shea Area Plan Map** shows the site’s location within the character area boundary. Below are the way in which the goals, policies, and guidelines are addressed with the proposed development:

Goal: A variety of residential housing choices should be provided – Create housing opportunities that will allow residents to live near schools and employment areas.

1. *Policy – Enhance and protect the existing residential areas while allowing flexibly in residential parcels having Shea frontage.*

The proposed community reinforces the single family housing pattern and provides a buffer between development densities. Phase II provides a variation of lot size within the Sienna Hills subdivision, but respects adjacent neighborhoods by incorporating similar lot size and setbacks. Many established churches and schools can be found in the immediate area, the proposed neighborhood will contribute to the close community.

Goal: Allow for new employment opportunities – Provide opportunities for destination medical or corporate office, and land uses that would support tourism, corporate business, of medical activity. These uses should demonstrate a compatible fit into the unique environment of the Shea Area Plan.

N/A

C. 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 of 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 annex/zoned from Maricopa County as R1-43, as part of the larger area, through case number 31-ZN-1975.

D. 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 water reservoir that is scheduled to be decommissioned, as well as a vacant desert land. It is surrounded by existing and developing residential neighborhoods and a community church. **Exhibit 5, Context Aerial** gives context to where the site lies in relation to the

area and **Table 1** below provides a summary of existing and surrounding land uses, General Plan designations and existing zoning:

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

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

III. Applicant Proposal

B. 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)
- Building height allowed/proposed: 24 feet
- NAOS Required: 2.03 acres (26% of net)
- NAOS Provided: 2.36 acres (31% of net)
- Proposed Density: 1.95 du/ac (16 lots)

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. Surrounding densities are comparable.

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

B. Circulation

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

Internal roadways will conform to DS&PM Figure 5.3-20 Local Residential – Suburban Character (40' private tract) while the existing community entry already complies with Figure 2.1-3 Gated Entrances for Residential Development.

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 ten (10) ten foot sidewalk.

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

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 width of eighty (80) feet. The Desert Scenic Buffer setback width of fifty feet is represented within this area as well. The dedication of eighty feet along Shea Boulevard are minimums, and often exceed this width in areas like the wash corridor between lots twelve and sixteen. Unless otherwise approved by the Development Review Board, the Desert Scenic Roadway and Shea Corridor setback shall be left in a natural condition. **Exhibit 8, *Frontage Landscape Map*** explains where natural features are preserved.

The site has 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.

The proposed community intends to meet and exceed the Natural Open Space requirements as outlined under the Upper Desert Landform in the Environmentally Sensitive Land Ordinance (ELSO). NAOS is not being proposed between lots, therefore tying smaller areas to larger concentrated areas found in retention basins and perimeter buffers.

A slope analysis was done as part of this application. Identifying the NAOS requirement as 2.03 acres (26% of site). The applicant has provided a total of 2.36 acres (30% of site); 1.42 acres (70%) of undisturbed NAOS, 0.61 acres (30%) of revegetated, and 0.33 acres of surplus NAOS (16% over requirement). **Exhibit 9**, *NAOS Plan* displays where Natural Area Open Space will be protected in relationship to the site plan.

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.

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 conducted an open house public meeting for surrounding property owners. Details on outreach efforts are found in the Citizen Participation Report.

D. 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 (case # tbd) will be filled concurrently with 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 30 percent of the site as Natural Area Open Space, 2.36 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. Perimeter sidewalks 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.

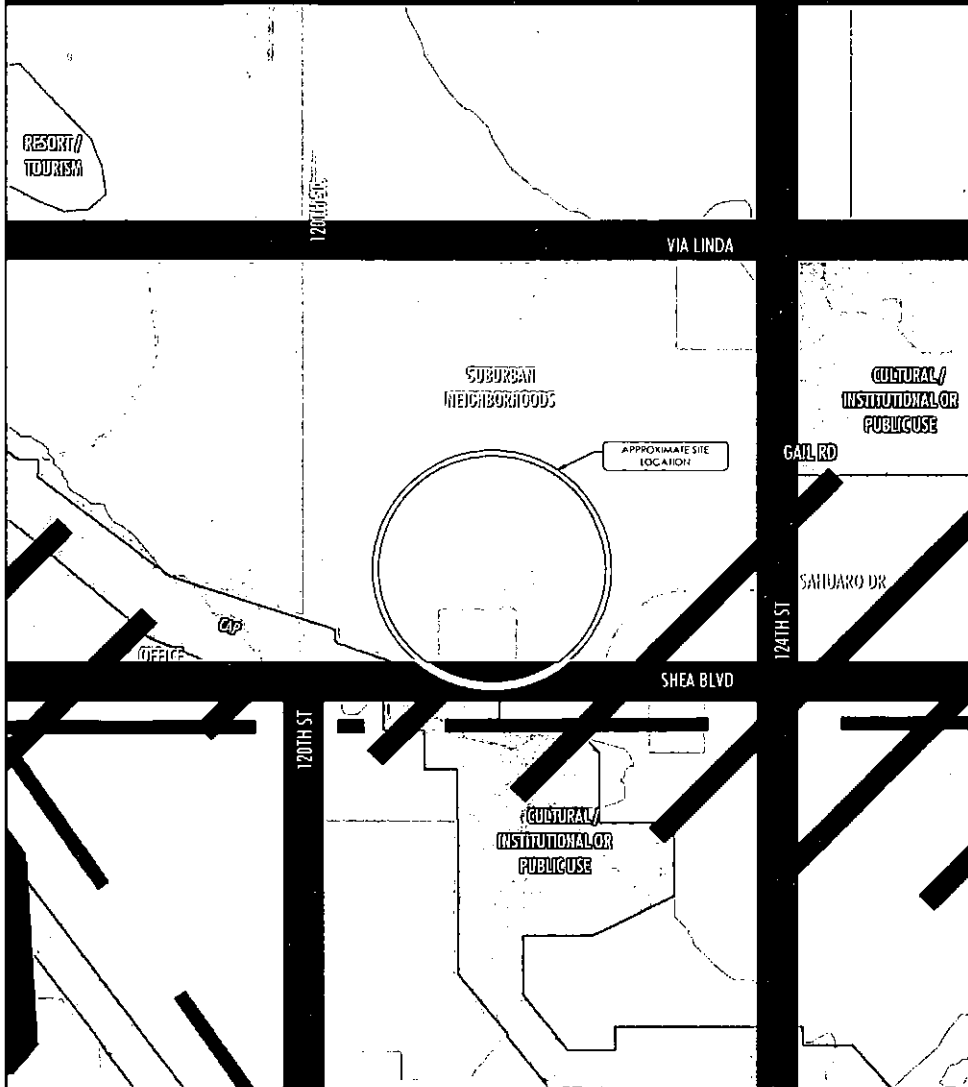
VI. Conclusion

The applicant believes the proposed zoning district map amendment from R1-43 ESL to R1-10 ESL is appropriate given site characteristics and pattern of surrounding land uses. Long term use of the site for acre zoning is less viable than redevelopment into a single-family home community that complements the surrounding neighborhood.

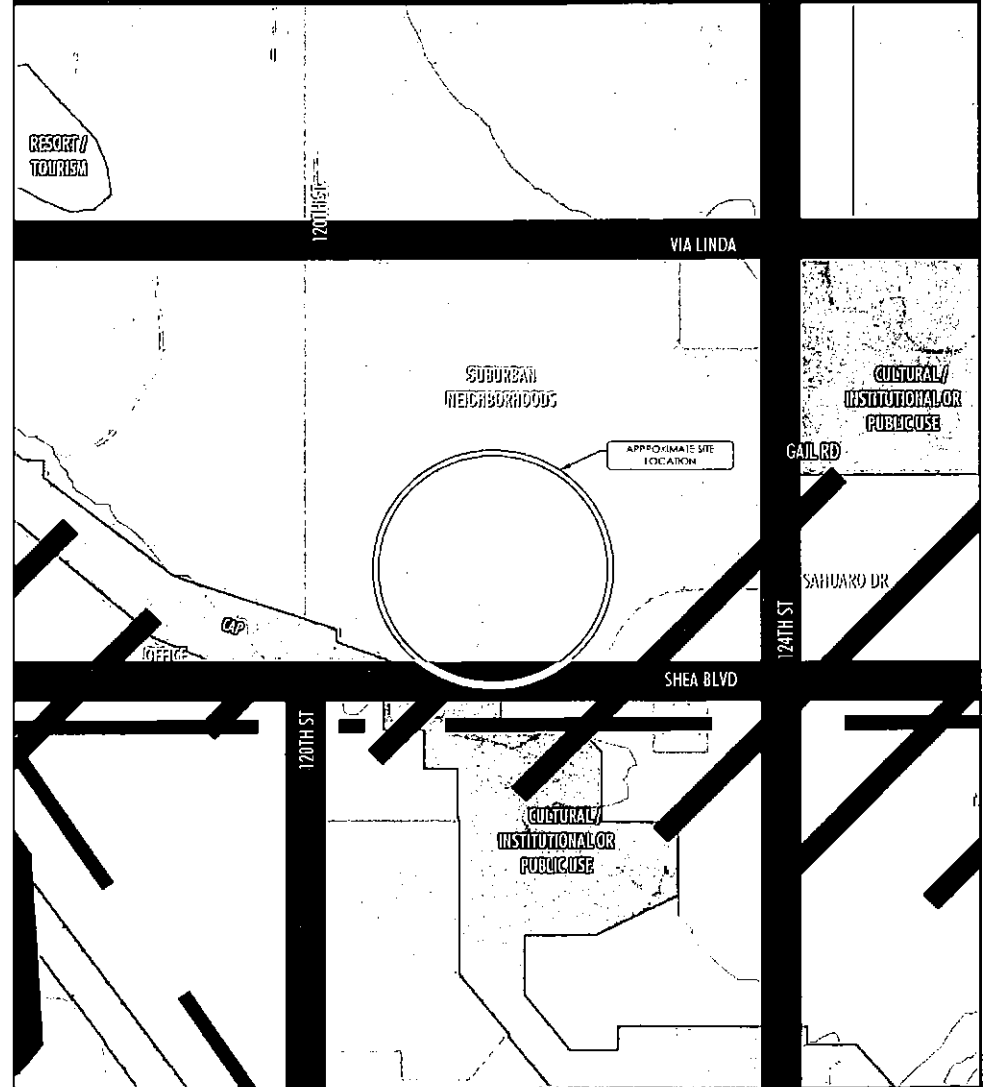
The proposed site plan conforms with the General Plan Land Use designation of Suburban Neighborhood and promotes the Design Guidelines and Goal and Policies suggested for the north Scottsdale area.

Exhibit 1: General Plan Land Use Map

EXISTING GENERAL PLAN

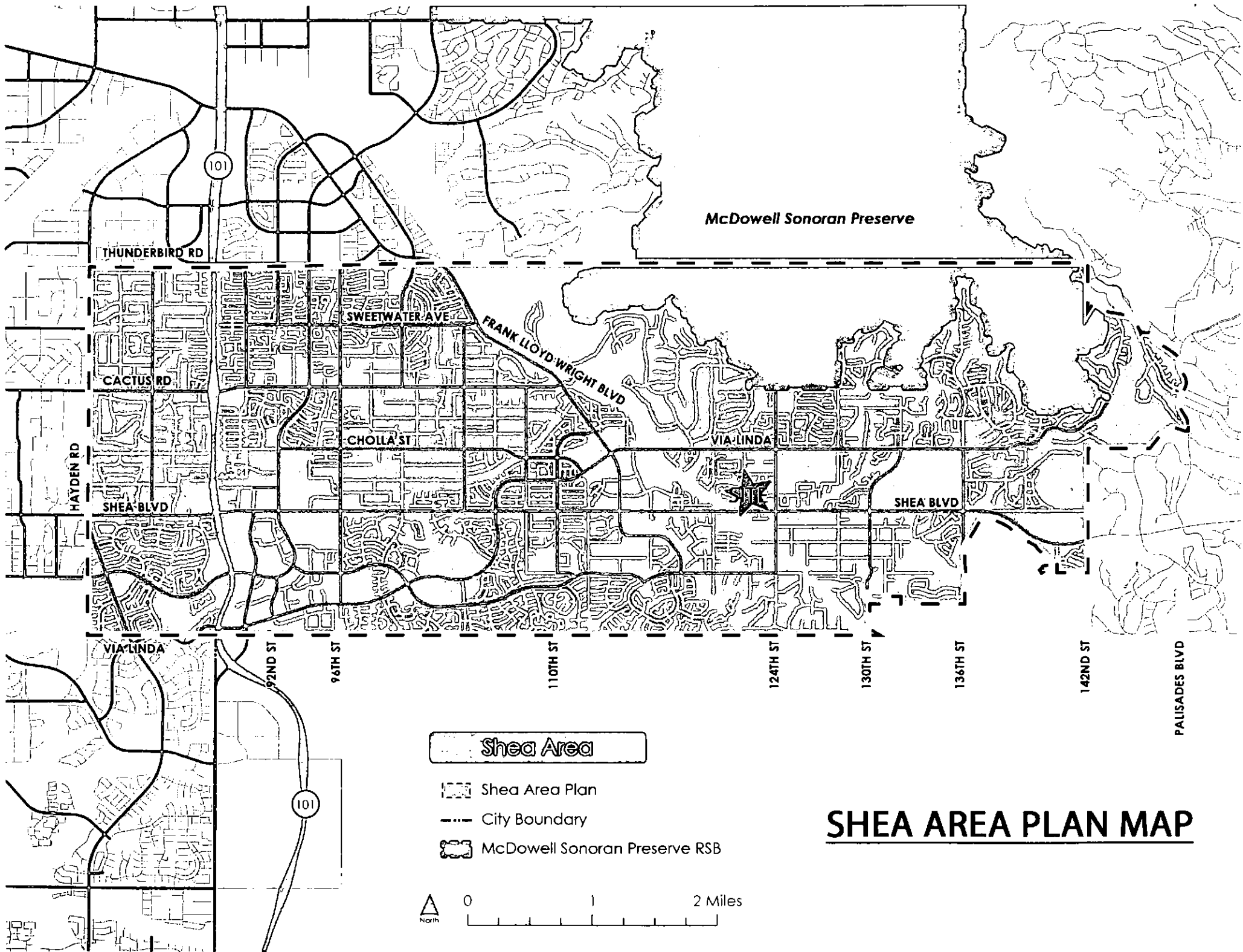


PROPOSED GENERAL PLAN



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

Exhibit 2: Character Area – Shea Area Plan Map



McDowell Sonoran Preserve

THUNDERBIRD RD

101

CACTUS RD

SWEETWATER AVE

FRANK LLOYD WRIGHT BLVD

HAYDEN RD

CHOLLA ST

VIA LINDA

SHEA BLVD

SHEA BLVD

VIA LINDA

92ND ST

96TH ST

110TH ST

124TH ST




130TH ST

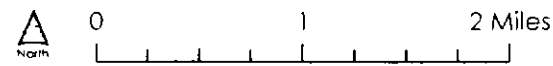
136TH ST

142ND ST

PALISADES BLVD

Shea Area

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

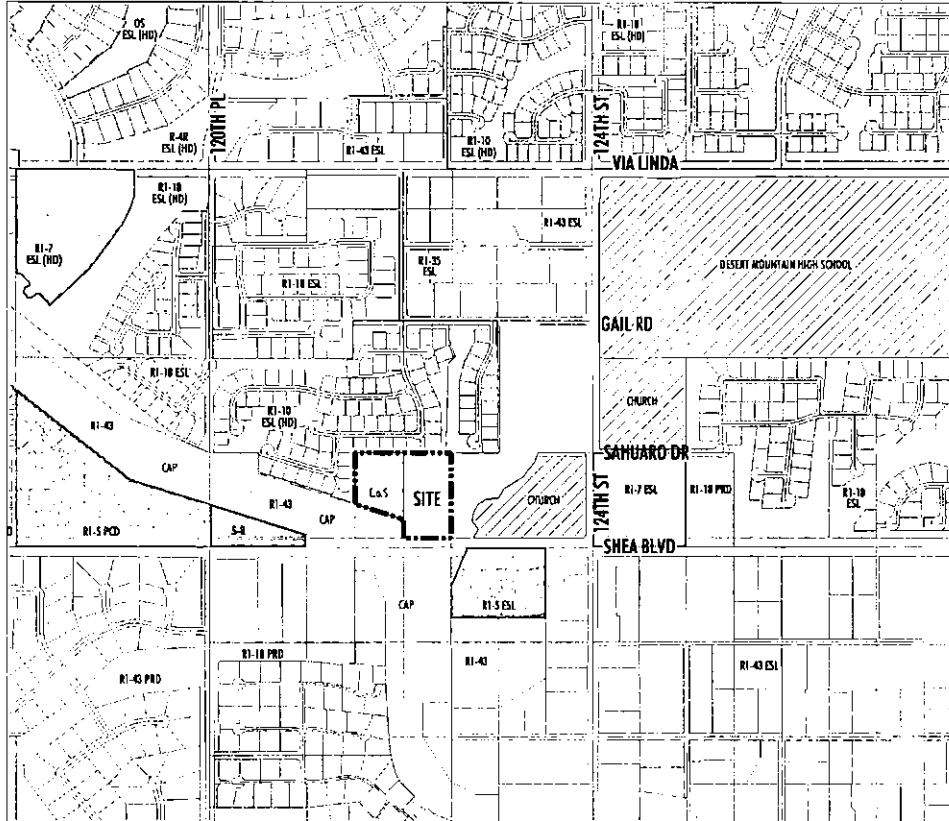


SHEA AREA PLAN MAP

Exhibit 3: Existing & Proposed Zoning Map

Sienna Hills Ph. II

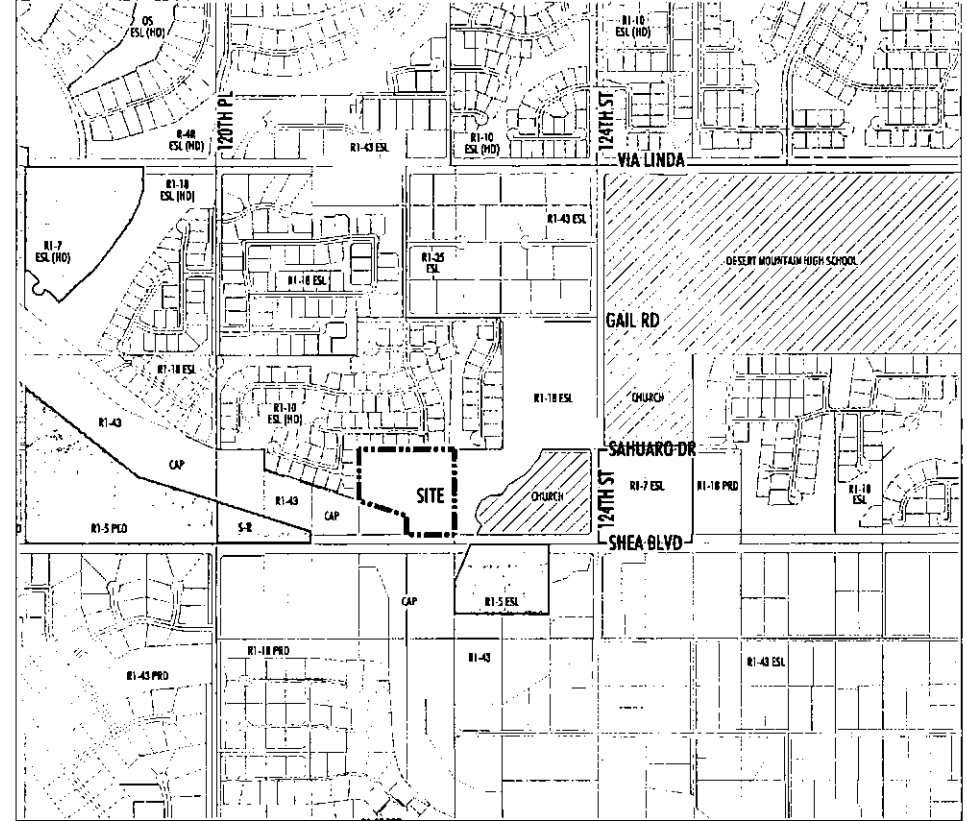
EXISTING ZONING PLAN



LEGEND

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

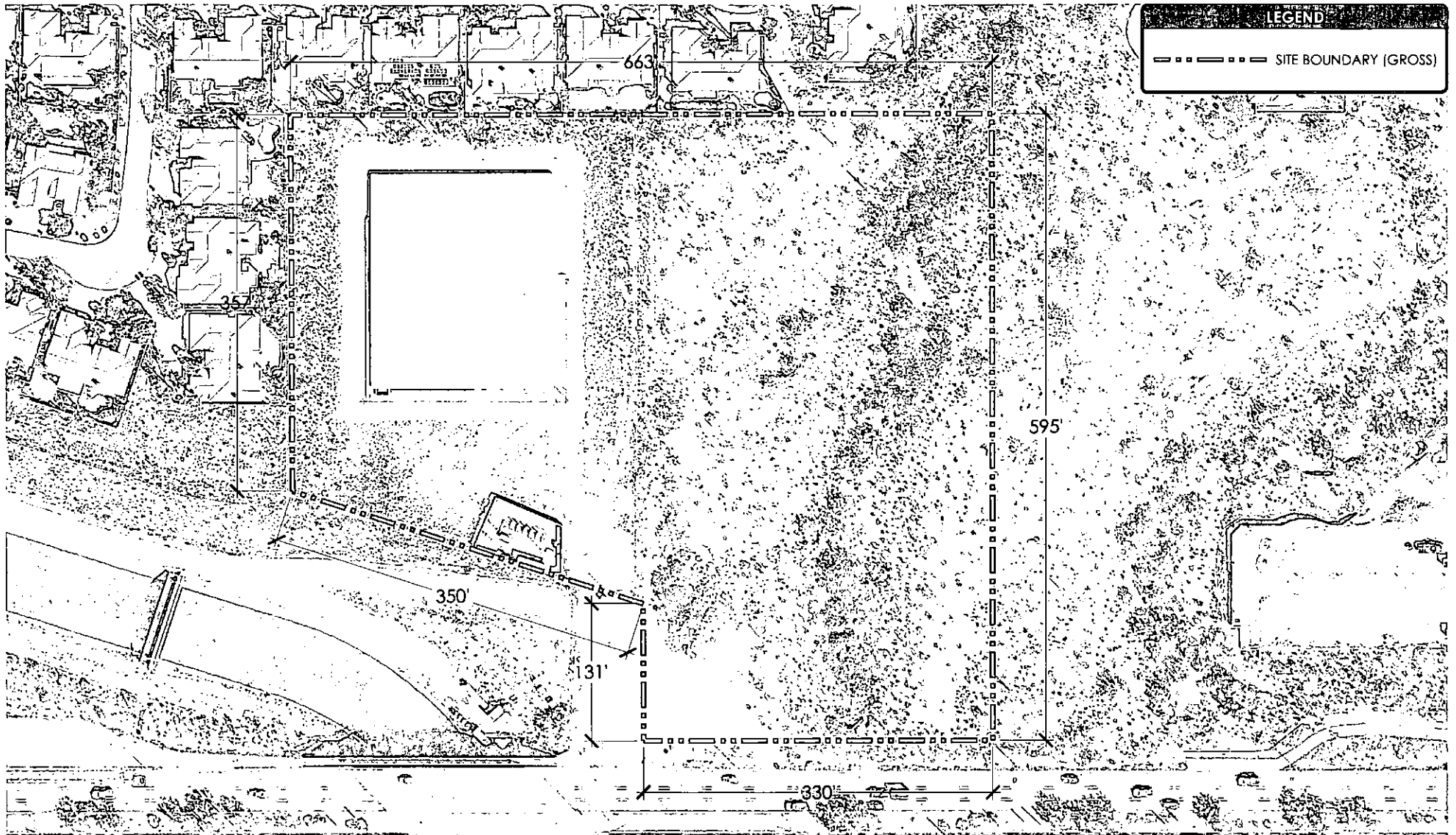
PROPOSED ZONING PLAN



LEGEND

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

Exhibit 4: Dimensioned Plan



SIENNA HILL PH. II DIMENSIONED PLAN

Exhibit 5: Context Aerial



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SIENNA HILLS PH. II

CONTEXT AERIAL

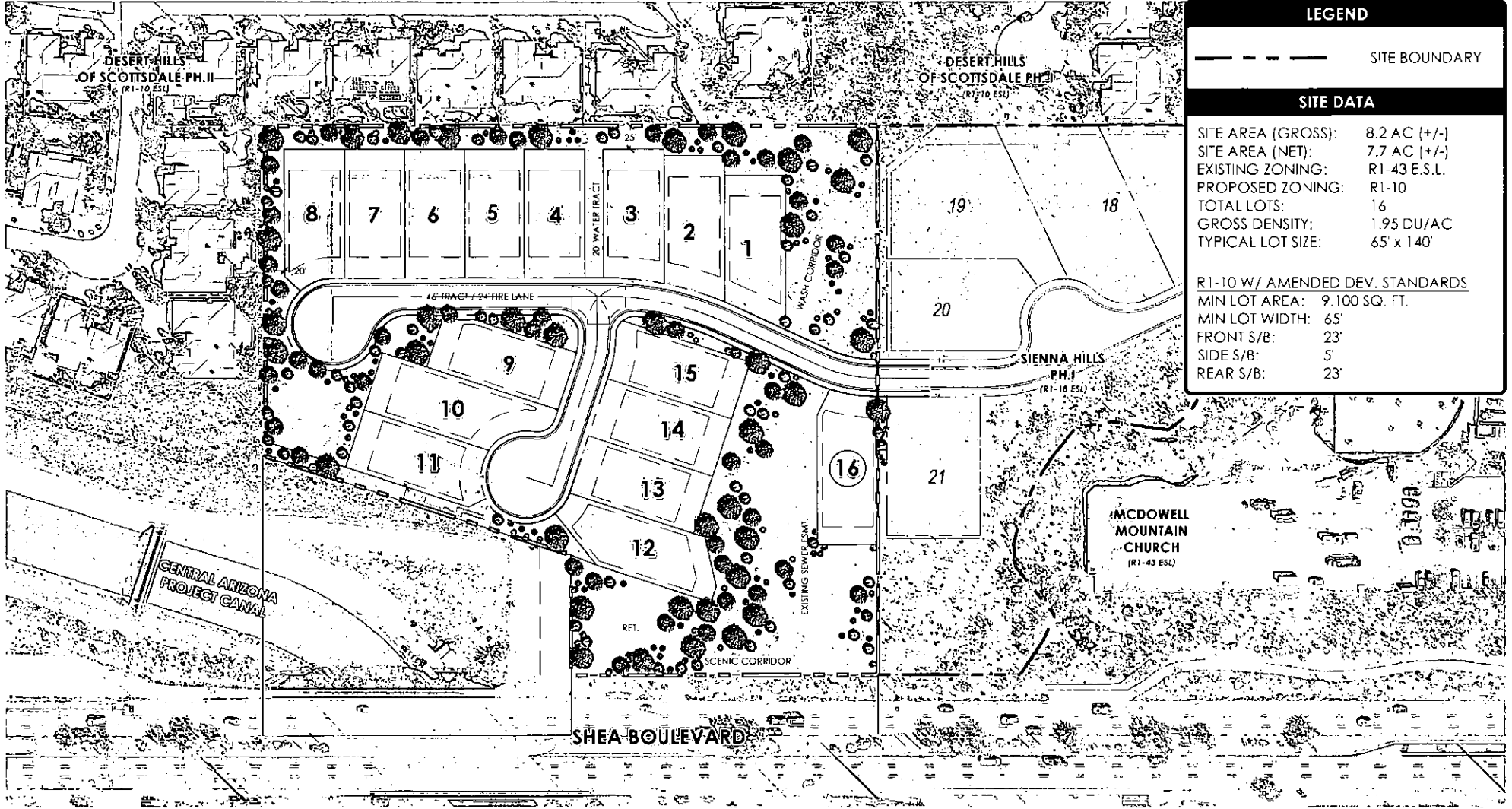
APPROX. SCALE: 1" = 700'



13123 DRAWN BY: PK 8/2/17

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Exhibit 6: Site Plan/Subdivision Plan

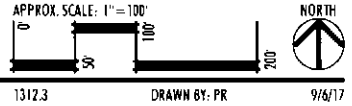


LEGEND	
---	SITE BOUNDARY
SITE DATA	
SITE AREA (GROSS):	8.2 AC (+/-)
SITE AREA (NET):	7.7 AC (+/-)
EXISTING ZONING:	R1-43 E.S.L.
PROPOSED ZONING:	R1-10
TOTAL LOTS:	16
GROSS DENSITY:	1.95 DU/AC
TYPICAL LOT SIZE:	65' x 140'
R1-10 W/ AMENDED DEV. STANDARDS	
MIN LOT AREA:	9,100 SQ. FT.
MIN LOT WIDTH:	65'
FRONT S/B:	23'
SIDE S/B:	5'
REAR S/B:	23'

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SIENNA HILLS PH. II

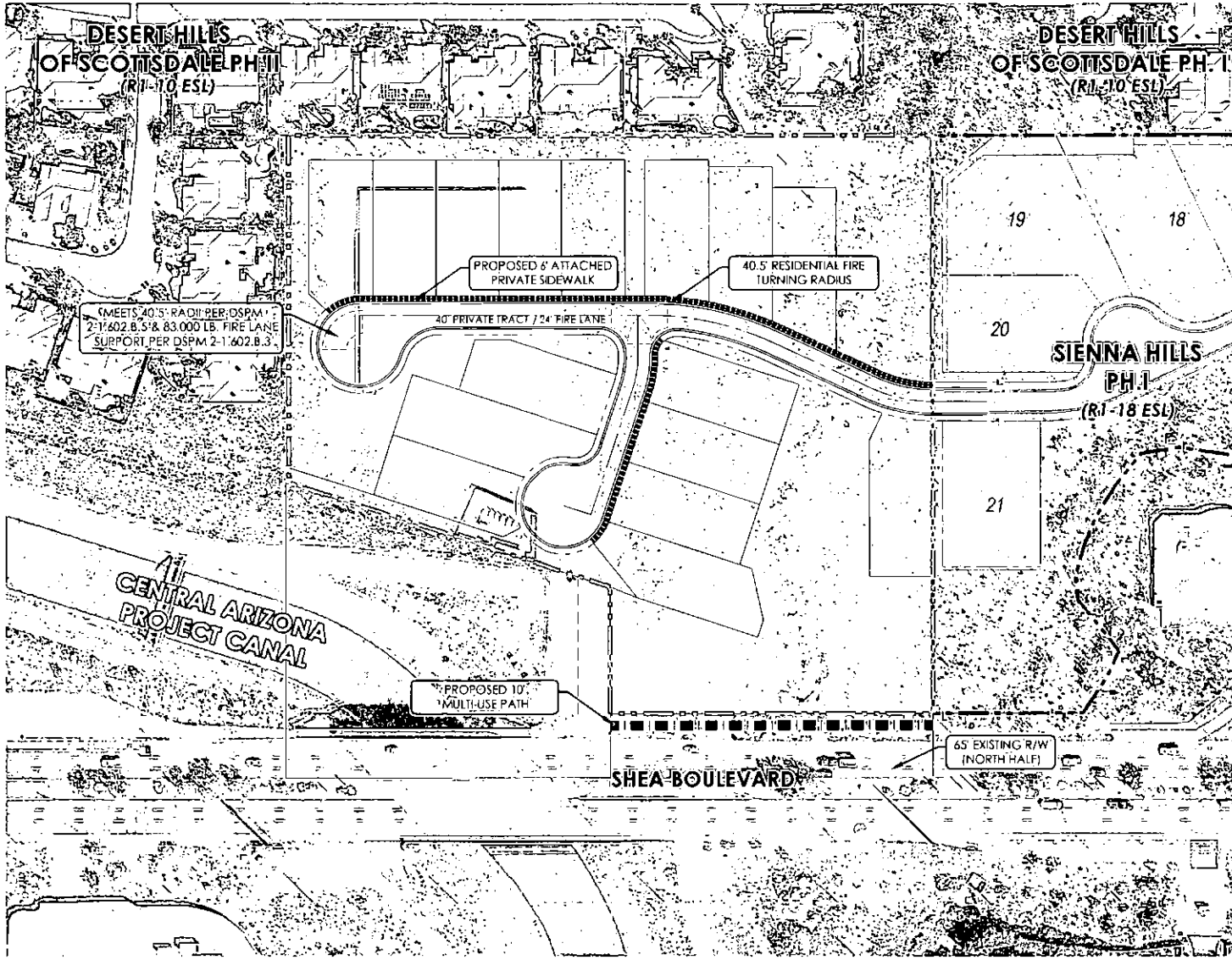
CONCEPTUAL SITE PLAN



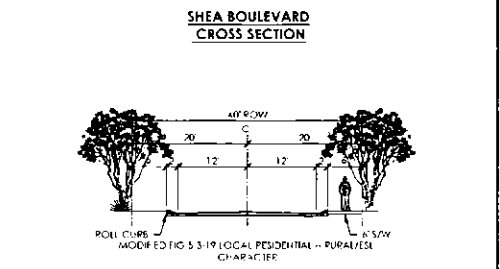
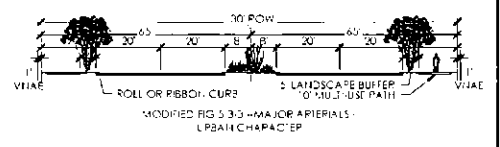
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 PROJECT: SIENNA HILLS PH. II CONCEPTUAL SITE PLAN Date: Sep 5, 2017

13123 DRAWN BY: PR 9/6/17

Exhibit 7: Pedestrian & Vehicular Circulation Plan



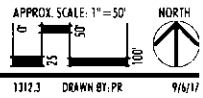
- LEGEND:**
- — — — SITE BOUNDARY
 - PROPOSED 6' ATTACHED PRIVATE SIDEWALK
 - ■ ■ ■ 10' MULTI-USE PATH ADJACENT TO SHEA BLVD



- EMERGENCY VEHICLE ACCESS CONFORMANCE INFORMATION**
- ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
 - FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
 - UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
 - KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
 - GATE DETAIL CONSISTENT WITH DS&PM
 - ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS
 - PROJECT ENTRY MEETS C.O.S. DS&PM FIG. 2-1.3 & 2-1-802(2)
 - CUL-DE-SAC MEETS C.O.S. DS&PM 2-1.802(5)

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SIENNA HILLS PH. II
PEDESTRIAN & VEHICULAR CIRCULATION PLAN

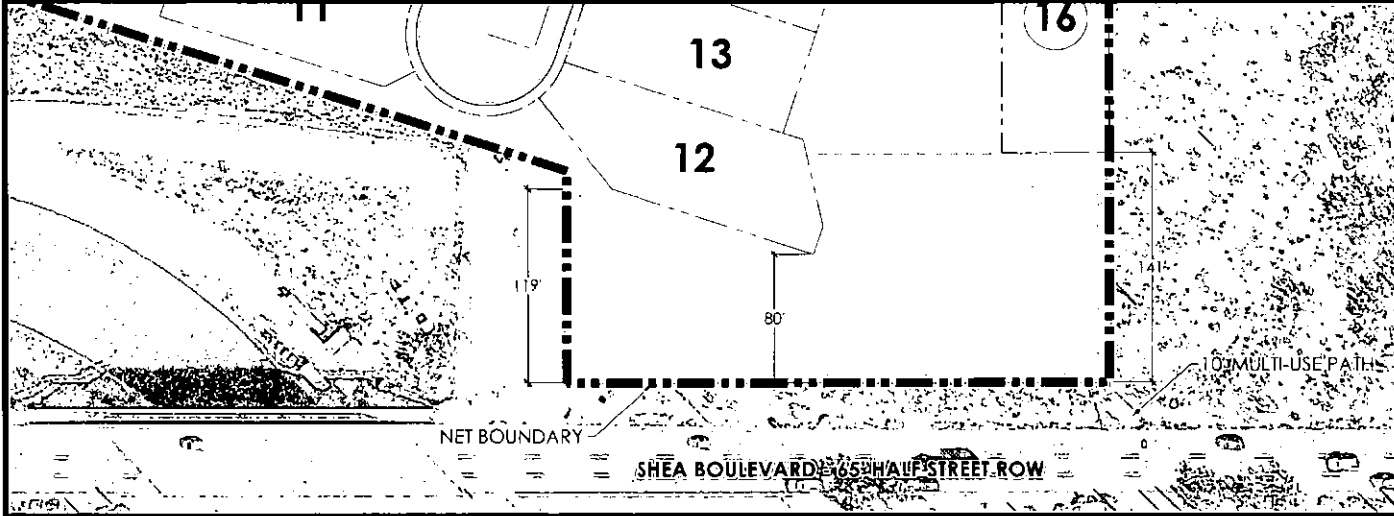


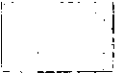
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 P:\2018\12123 - SIENNA HILLS PH. II\04\17\170101\171213 PEDESTRIAN & VEHICULAR CIRCULATION.dwg 12/16/17

Exhibit 8: Frontage Landscape Map

SHEA BOULEVARD LANDSCAPE AREA PLAN VIEW

LEGEND



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

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

SHEA BOULEVARD LANDSCAPE AREA ELEVATION

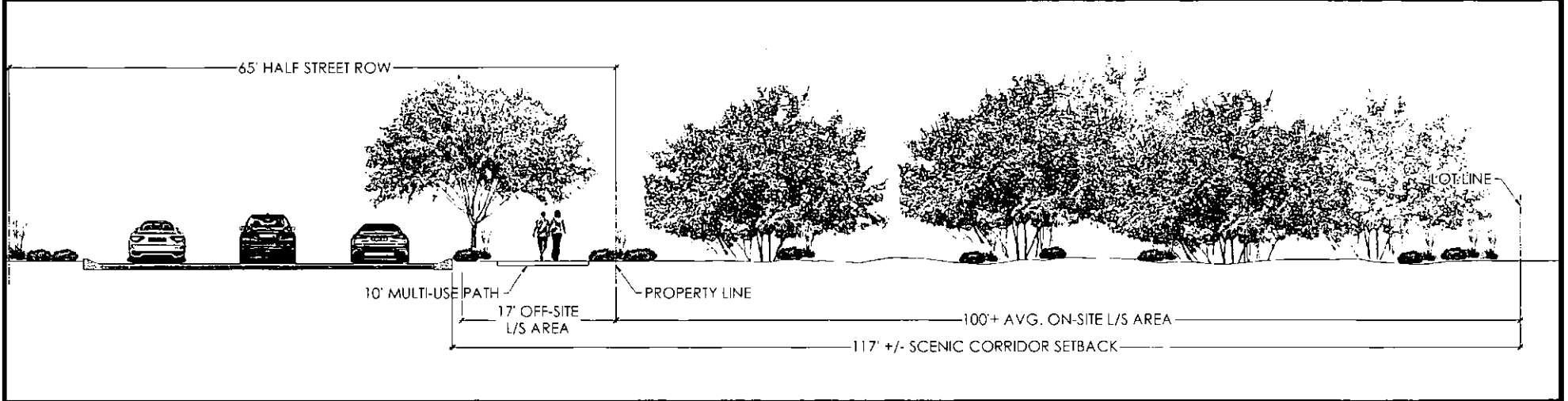
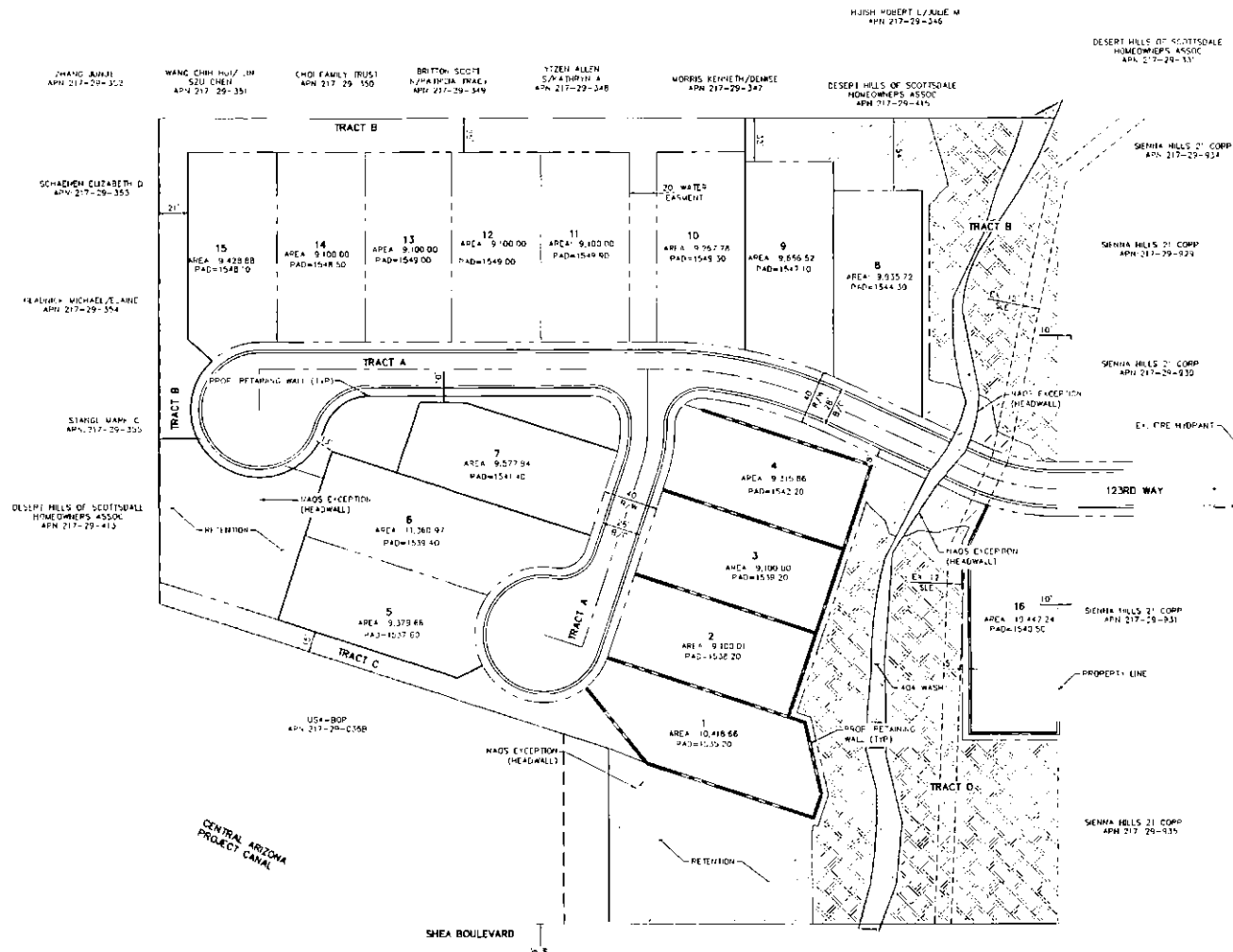
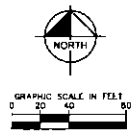


Exhibit 9: NAOS Plan



Provided NAOS			
Description	Area	Ac.	%
Undisturbed NAOS	1,61,968	1.92	18.60%
Proposed NAOS (Including 30% Ret.)	26,765	0.02	0.02%
Required NAOS (Including 30% Ret.)	11,812	0.02	0.02%
Total	90,111	1.28	29.99%

Required NAOS				
Row	Range	Sq. Ft.	Acres	% Required NAOS Area
1	0% - 2%	35,226	1.04	30%
2	2% - 5%	1,29,021	2.96	25%
3	5% - 10%	182,757	2.36	20%
4	10% - 15%	12,011	0.03	3%
5	15% - 20%	10,566	0.24	30%
6	20% - 25%	3,218	0.01	30%
7	25% - 100%	122,889	0.28	60%
		1,31,598	2.62	100%



DATE: 08/27/2013
 REVISION:
 NO.

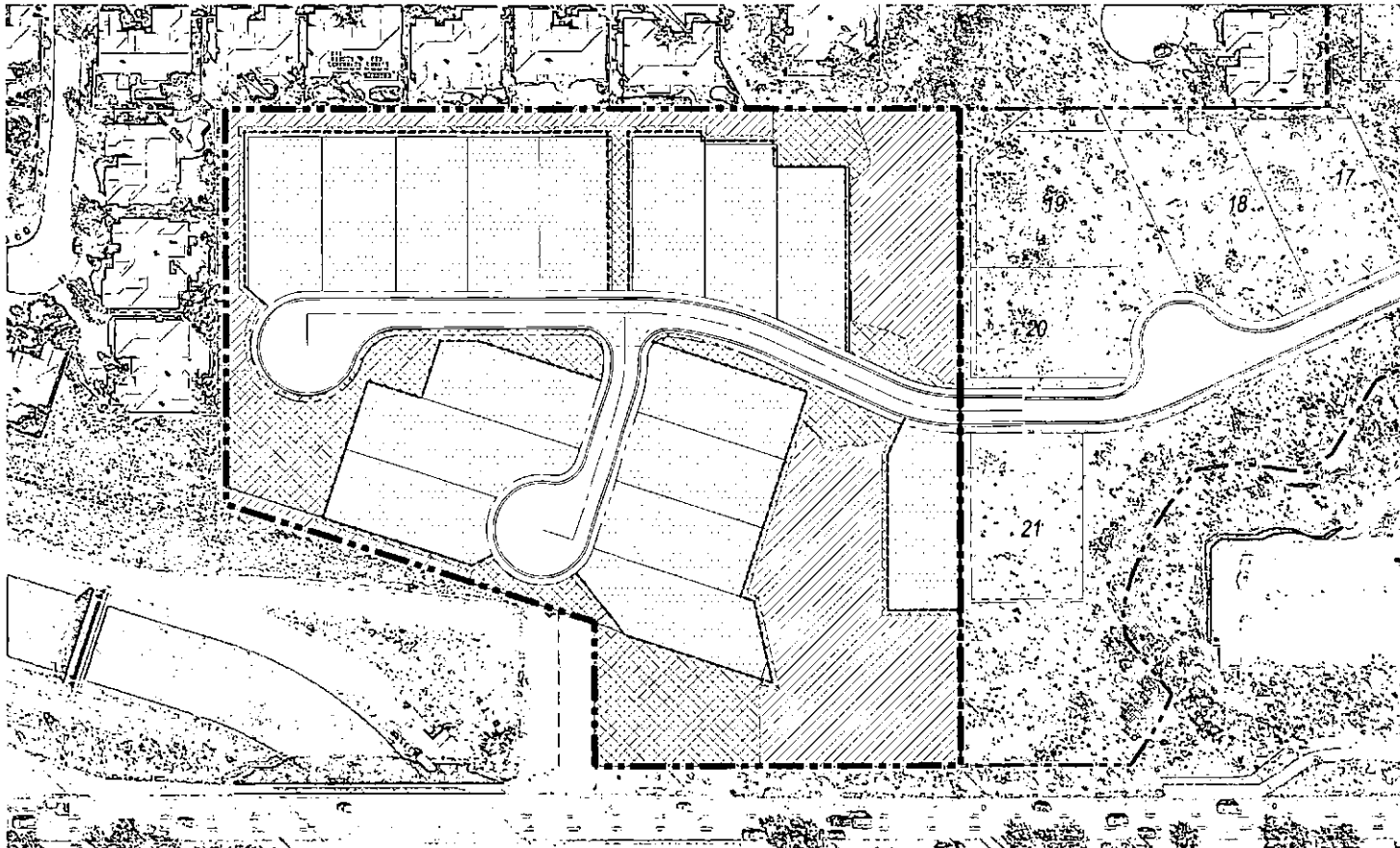
Kimley-Horn
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 1425 North 28th Street, Suite 200
 Phoenix, Arizona 85018
 TEL: 602.944.1000

SIENNA HILLS 2
 PRELIMINARY PLAT
 NAOS
 SCOTTSDALE, AZ

PROJECT NO:
 201106002
 DRAWING NAME:
 NAOS PLATING

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.
- ZONE B: NATIVE PLANTING**
The identified areas will be revegetated to visually mitigate the disturbance caused by construction. The plant selection and density will be designed to appear similar to the Natural Vegetation Zone. Salvaged plant material from onsite may be used in this zone.
- ZONE C: MAINTAINED LANDSCAPING**
The identified areas are privately owned and maintained. These landscaped areas are located on lot adjacent to building envelopes.

PLANT PALETTE

- ZONE A: NATURAL VEGETATION**
No disturbance will occur in this zone. Existing landscaping shall remain natural state.
- ZONE B: NATIVE PLANTING**
This area adheres to the "Indigenous Plants" list found in the Scottsdale Indigenous/Desert Appropriate Plant for ESL. Plantings may include, but are not limited to:
- | | |
|--|---|
| <p>TREES</p> <p><i>Acacia constricta</i>
<i>Berberis haemata</i>
<i>Conocarpus holocalantha</i>
<i>Celtis pallida</i>
<i>Crotonium</i> (Peruvian) <i>floridum</i>
<i>Cholopsis linearis</i></p> <p>SUCCULENTS / CACTI</p> <p><i>Agave palmieri</i>
<i>Coringia gigantea</i>
<i>Dasylistra wheeleri</i>
<i>Echinocereus engelmannii</i> <i>cardus</i>
<i>Ferocactus cylindricus</i> <i>Barrel</i></p> <p>SHRUBS / BUSHES</p> <p><i>Ambrosia ambrosioides</i>
<i>Carpinus Rogwee</i>
<i>Arctostaphylos</i> <i>Triangulifolia</i> <i>Bursage</i>
<i>Arctostaphylos</i> <i>diversa</i> <i>White</i> <i>Bursage</i>
<i>Arctostaphylos</i> <i>therberi</i> <i>Desert</i> <i>Honeysuckle</i></p> | <p>ANNUALS / PERENNIALS / WINES</p> <p><i>Abronia villosa</i> <i>Sand</i> <i>Verbena</i>
<i>Aeschynia</i> <i>intermedia</i> <i>Fiddleneck</i>
<i>Boragin</i> <i>multicaulis</i> <i>Desert</i> <i>Margold</i>
<i>Coccoloba</i> <i>digitata</i> <i>Coyote</i> <i>Coult</i>
<i>Dryas</i> <i>pentachaeta</i> <i>Dogwood</i> / <i>Golden</i> <i>GRASSES</i>
<i>Aristida</i> <i>purpurea</i> <i>Purple</i> <i>Threeawn</i>
<i>Bouteloua</i> <i>curtipendula</i> <i>Needle</i> <i>Grass</i>
<i>Bouteloua</i> <i>curtipendula</i> <i>Sideweed</i> <i>Grass</i>
<i>Eriogonum</i> <i>pulchellum</i> <i>Fluffgrass</i>
<i>Hilaria</i> <i>belongeri</i> <i>Curly</i> <i>Mesquite</i></p> |
|--|---|

- ZONE C: MAINTAINED LANDSCAPING**
This area adheres to the "Recommended Plant for Enclosed Areas" list found in the Scottsdale Indigenous/Desert Appropriate Plant for ESL. Plantings may include, but are not limited to:
- | | |
|--|--|
| <p>TREES</p> <p><i>Acacia</i> <i>anerea</i> <i>Mulga</i>
<i>Acacia</i> <i>villosa</i> <i>Palo</i> <i>Blanco</i>
<i>Bauhinia</i> <i>hirsutipes</i> <i>Chickadee</i> <i>Dehd</i> <i>Tree</i>
<i>Callistemon</i> <i>rigidus</i> <i>Staff</i> <i>Bottlebrush</i>
<i>Crotonium</i> (Peruvian) <i>Proctor</i> <i>Palo</i> <i>Brea</i>
SUCCULENTS/CACTI/FUGAL PLANTS
<i>Agave</i> <i>American</i> <i>Century</i> <i>Plant</i>
<i>Aloe</i> <i>vera</i> <i>Aloe</i> <i>Vera</i>
<i>Banksia</i> <i>ornata</i> <i>Mexican</i> <i>Blue</i> <i>Palm</i>
<i>Cereus</i> <i>peruvianus</i> <i>Peruvian</i> <i>Apple</i> <i>Cactus</i>
<i>Hesperaloe</i> <i>parviflora</i> <i>Red</i> <i>Yucca</i></p> <p>SHRUBS/BUSHES/WINES</p> <p><i>Acacia</i> <i>coarctata</i> <i>Waxleaf</i> <i>Acacia</i>
<i>Antigonon</i> <i>leptopus</i> <i>Carrot</i> <i>Vine</i>
<i>Argemone</i> <i>nummularia</i> <i>Churnice</i>
<i>Bauhinia</i> <i>lanceolata</i> <i>Chickadee</i> <i>Dried</i> <i>Shrub</i>
<i>Ceanothus</i> <i>gilliesii</i> <i>Yellow</i> <i>Bird-of-Paradise</i></p> | <p>GROUNDCOVER</p> <p><i>Acacia</i> <i>redolens</i> <i>Prostrate</i> <i>Acacia</i>
<i>Ammannia</i> <i>medetessana</i> <i>Beach</i> <i>Daisy</i>
<i>Atriplex</i> <i>semilanceata</i> <i>Australian</i> <i>Saltbush</i>
<i>Bauhinia</i> <i>pulchra</i> <i>Chuparral</i> <i>Bloom</i>
<i>Burkea</i> <i>frutescens</i> <i>Bulrush</i></p> |
|--|--|

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 ii, 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 groundcover 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 2-1.503 native plants in detention basins and drainage channels.
 8. All landscaped areas shall adhere to Zoning Ordinance Sections 10.100, 10.200, 10.401, 10.402, 10.501, 10.502.
- *NOTE: Limits of planting areas and material 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.

Request To Submit Concurrent Development Applications
Acknowledgment and Agreement

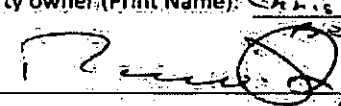


The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more of the development applications are related to another development application. City Staff may agree to process concurrently where one or more the development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

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

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

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

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

 Signature _____ Date: 8/17/17

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

6-GP-2017
 9/7/17



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

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

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
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<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
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<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: City of Scottsdale

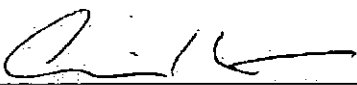
Company: _____

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

Phone: _____ Fax: _____

E-mail: _____

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

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

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