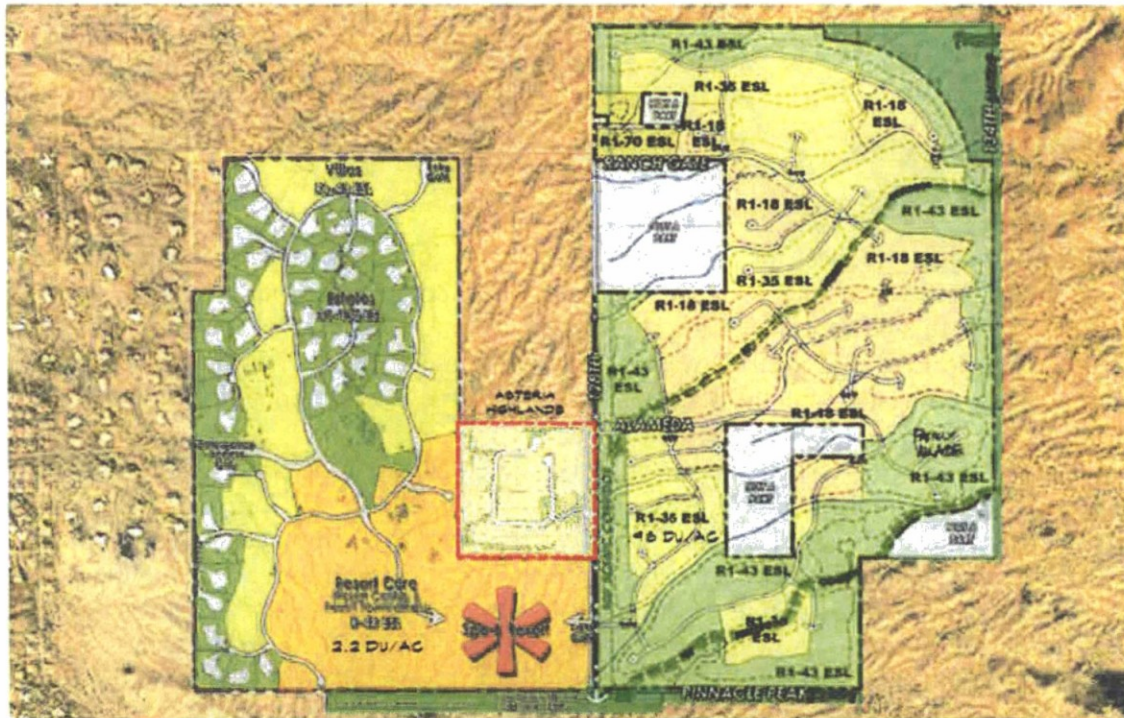


**Application  
Narrative  
Cash Transmittal  
Pre-Application  
Pre-App Narrative  
Pre-App Cash Transmittal  
Development Standards**

# Asteria

## Highlands

### Preliminary Plat Project Narrative 128th Street & Alameda Road 945-PA-2016



Prepared by:  
**Hines Interest, LP**  
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Suite 150  
Phoenix, AZ 85016

## **I. Property Information**

**Location:** Southwest corner of 128th Street and Alameda Road

**Property Size:** 40 (+/-) gross acres

## **II. Property General Plan/ Zoning:**

- **Current General Plan Designation:** Rural Neighborhoods
- **Character Area:** Dynamite Foothills Plan
- **Current Zoning:** R1-70 ESL and R1-35 ESL (2-ZN-2017)

### ***Surrounding Uses:***

- **North:** R1-130 ESL
- **East:** StoryRock, PCD (R1-18, R1-35, R1-43 and R1-70) ESL, Case 13-ZN-2014
- **South:** Sereno Canyon R-4R ESL Sereno Canyon, Cases 10-GP-2011 and 16-ZN-2011
- **West:** Sereno Canyon R1-43 ESL and R-4R ESL, Cases 10-GP-2011 and 16-ZN-2011

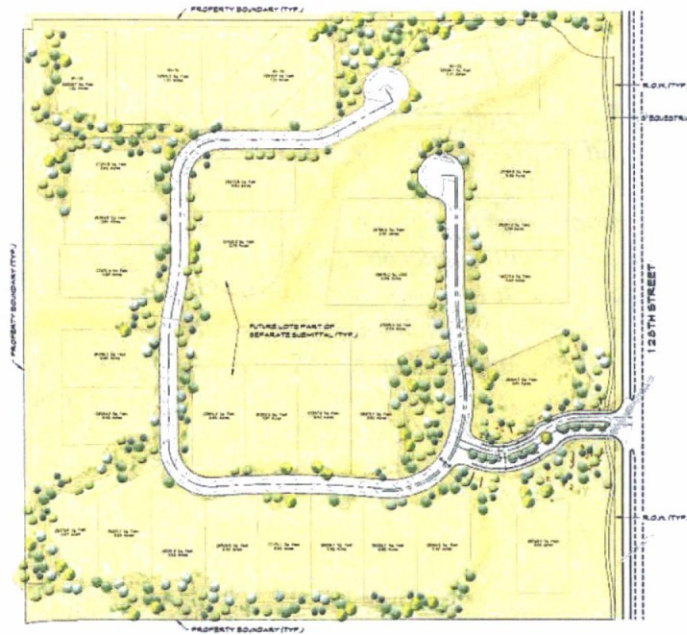
## **III. Project Overview**

### ***About the Site:***

Asteria Highlands is a request for Preliminary Plat for 31 lots on an approximately 40+/- gross acres property located at the southwest corner of 128th Street and Alameda Road (the "Property"). The related case to rezone the property from R1-130 ESL to a combination of R1-70 ESL and R1-35 ESL (2-ZN-2017) was approved in September 2017. Amended development standards will be requested with the plat submittal at the time of Development Review Board.

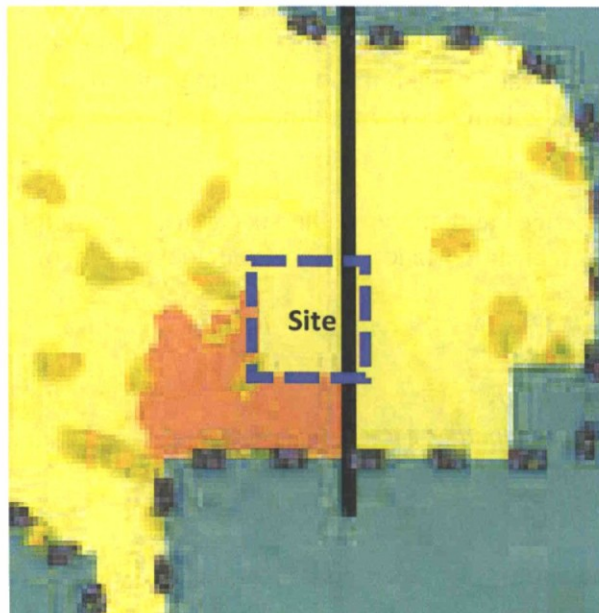
Hines has taken special consideration with the site plan by providing a single-family lot configuration that is sensitive to the environment as well as the proposed single-family residential home sites immediately adjacent to the Property. The combination of zoning districts approved in September 2017 was established to create a transition from north to south, with R1-70 lots along the north transitioning to clustered R1-35 lots, preserving as much tract NAOS as possible. The proposed site design and density (0.78 du/ac) adhere to the character of the developments in the area. The site location is ideal for residential development with proximity to Tom's Thumb Trailhead, numerous nearby golf courses and resorts.

## Proposed Site Plan



## IV. Scottsdale

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



The Rural Neighborhoods land use category:

***RURAL NEIGHBORHOODS:*** *This category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Native desert vegetation predominates many areas and special care is required to preserve the area's open desert character and environmental features. Much of the terrain includes gentle to moderate slopes and rolling ground, intersected by several washes. Grading often requires extra care in areas with moderate slopes. Clustering is encouraged to preserve desert vegetation, washes, and natural features. Some of these areas were developed with one-acre lots under Maricopa County standards prior to annexation by Scottsdale. Equestrian uses and privileges may exist in the flatter areas as many lots are large enough for horses and several existing developments permit horse corrals. South of the C.A.P. Canal, these neighborhoods take on a rural, equestrian character when compared to surrounding areas that have smaller, suburban lots*

### ***The Guiding Principles of the General Plan***

A collection of “goals and approaches” intended to integrate the “Guiding Principles” into the planning process, determine if the City’s Guiding Principles are being achieved in the context of general land use planning. Scottsdale’s character based general planning includes three distinct, interrelated levels. Level 1 includes Citywide planning; Level 2 is character area planning and Level 3 is neighborhood planning. Five (5) “Planning Zones” are identified in the City’s Level 1-Citywide Planning. The Property is located in the City’s Planning Zone “E”, which is the northernmost zone and includes a variety of master planned communities such as Terravita, Troon Whisper Rock, the Boulders, DC Ranch and Desert Mountain and also includes several thousand acres of State Trust Lands. Level 2 general planning is character area planning. Character Plans are developed by the City over a period of time and speak specifically to the goals and special attributes of an identifiable and functional area such as land use, infrastructure, architecture and transitions. The Property is part of Dynamite Foothills Character Area Plan. Level 3 general planning includes neighborhood planning intended to identify and implement efforts to improve specific neighborhoods within the City. There is no neighborhood plan for this Property.

Asteria Highlands acknowledges and supports the six “guiding principles of Scottsdale General Plan below, and recognizes their importance in Scottsdale development.

- 1. Value Scottsdale's Unique Lifestyle & Character*
- 2. Support Economic Vitality*
- 3. Enhance Neighborhoods*
- 4. Preserve Meaningful Open Space*
- 5. Seek Sustainability*
- 6. Advance Transportation*

Further, there are twelve "Elements" or sections of the General Plan containing the city's policies on the following sub-categories:

- 1) *Character and design*
- 2) *Land use*
- 3) *Economic vitality*
- 4) *Community involvement*
- 5) *Housing*
- 6) *Neighborhoods*
- 7) *Open space and recreation*
- 8) *Preservation and environmental planning*
- 9) *Cost of development*
- 10) *Growth areas*
- 11) *Public services and facilities*
- 12) *Community mobility*

These Elements further breakdown the goals and approaches established in each chapter. Following this section is a description of how this Application and corresponding development of the Property satisfies and is emblematic of the Guiding Principles found within the City's General Plan.

## **A. Guiding Principle: Character & Lifestyle**

The Character and Lifestyle Guiding Principle contains two elements, the Character and Design Element and the Land Use Element.

### **i. Character and Design Element**

The Character and Design Element seeks to promote quality development and redevelopment that is sustainable and appropriate in striking a balance between natural desert settings, historically significant sites and structures and the surrounding neighborhood context. "Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life." The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

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

**Response:** The proposed lot layout is respectful of the natural wash corridors and mature vegetation. Building design will consider the distinctive qualities and character of the McDowell Sonoran Preserve context and incorporate those qualities in its design. The homes have not been designed yet but building designs could achieve this in the following ways: desert appropriate architecture, low-scale structures, earth-tone paint and indigenous exterior accents in keeping with the Environmentally Sensitive Lands Ordinance ("ESLO") guidelines, shaded outdoor

spaces, overhangs, recessed windows, building pads that integrate with the natural terrain, and preservation of view corridors and native vegetation.

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

**Response:** There are two wash corridors that traverse the Property, and as such, the goal will be to maintain the integrity of these wash/vista corridors, which have been integrated into the subdivision layout and designated in tracts. Preservation of these vista corridors will comply with ESLO guidelines. By maximizing open space along these corridors, the development will optimize scenic views.

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

**Response:** The Property, within a half mile of Tom's Thumb Trailhead, has relatively gentle terrain, with two wash corridors that traverse the site northeast-southwest. The site design and home placement will respond to the terrain of the site by blending with the natural shape and texture of the land. The majority of the NAOS will be provided in tracts, which is a significant benefit to the future residents and community. The specific site plan/lot layout complies with ESLO and exemplifies the type of desert integrated residential development already established within the Dynamite Foothills Character Area.

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

**Response:** The developer proposes to maintain Natural Area Open Space ("NAOS") in conformance with ESLO requirements as well as maintaining the Scenic Corridor along 128th Street; providing the minimum 100' dedication in a separate tract (off-lot). However, the average width of NAOS along 128<sup>th</sup> Street far exceeds 100'. The development will preserve and restore natural habitats and ecological processes by including native vegetation and desert appropriate plant materials throughout the development. The vast amount of open space (both active and passive) will protect and enhance the existing wildlife habitat found in this area.

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

**Response:** Streetscapes will provide continuity through use of cohesive desert landscaping. Placement of residential lots and internal streets will complement the natural terrain. There is no "public realm" in the traditional sense but connectivity will be provided within this private community allowing residents to access the abundant hiking options in the surrounding area. The majority of the NAOS will be provided in tracts as opposed to the previous 13-lot plan which provided predominately on-lot NAOS.

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

**Response:** This development allows for alternate mobility options for pedestrians such as equestrians and bicycles. A trail connection will be provided along 128<sup>th</sup> Street.

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

**Response:** The developer intends to provide meaningful common tract NAOS areas within the development for the enjoyment of the future residents. Minimalistic in nature, the connection for the pedestrian will center around hiking and exploring the natural beauty of the surrounding area.

**8. *Buildings should be designed with a logical hierarchy of masses:***

**Response:** Well thought out home design, massing and articulation will be emphasized with a future homebuilder and will promote a logical hierarchy with respect to the surrounding context and scale and massing of the adjacent homes within this development.

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

**Response:** It is intended that homes will embrace the desert setting through the use of Sonoran Desert inspired building materials and architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated.

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

**Response:** The encouragement of design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time could include sustainable building materials and techniques, low-scale structures with overhangs, shaded outdoor spaces, indigenous exterior accents, recessed windows with low-e glass, low-flow plumbing fixtures and the integration of low-water use native vegetation.

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

**Response:** The character of the area will be enhanced through the careful selection of desert planting materials in terms of scale, density, and arrangement while respecting the City's ESLO native vegetation standards.

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

**Response:** In addition to preserving native plants, the community will consist of predominately low-water use desert appropriate plant material and preservation of native plant materials.

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



**Response:** Lighting will be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area consistent with the City's darkskies policy not to mention the consistency in proposed lighting to what the existing land use entitlements would generate.

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

**Response:** Community entry signage will be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

In addition to the character and design factors discussed above, this major General Plan Amendment request is consistent with the following goals and approaches contained within the Character and Design Element:

**2001 General Plan Page 43**

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

**Bullet 1: Respond to regional and citywide contexts with new and revitalized development in terms of:**

- Scottsdale as a southwestern desert community
- Relationships to surrounding land forms, land uses, and transportation corridors.
- Consistently high community quality expectations.
- Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.

**Bullet 2: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.**

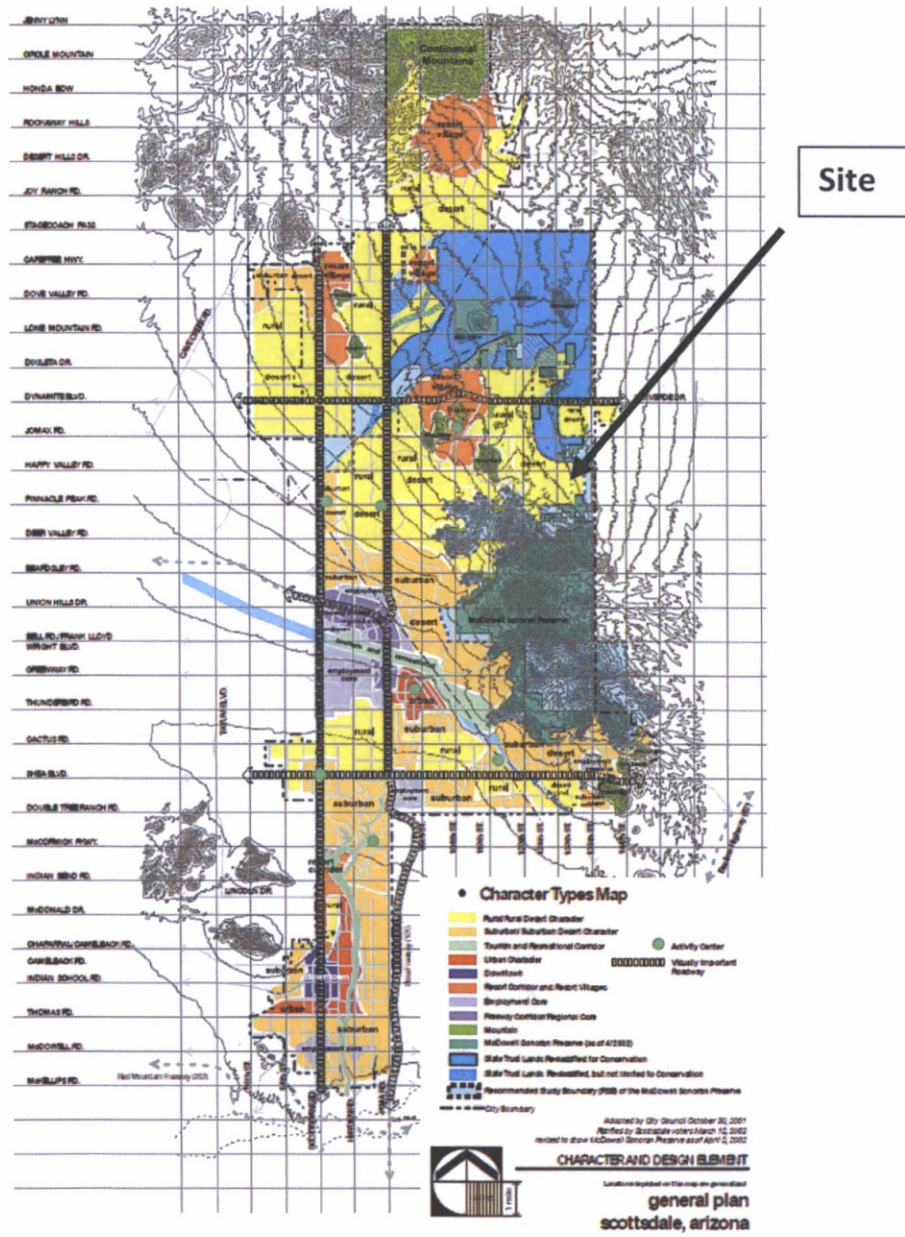
**Bullet 3: Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.**

**Bullet 4: Ensure that all development is part of and contributes to the established or planned character of the area of a proposed location (ie: Rural Desert Character Type)**

**Response:** The Character Types Map of the General Plan designates the Property as a "Rural Desert" character type. The General Plan identifies the Rural Desert character type as containing relatively low-density residential neighborhoods including horse privileged neighborhoods and low-density resorts. These areas provide a rural lifestyle that includes preservation of the natural desert character while maintaining vista corridors and meaningful open space. The proposed residential community is a lower density residential neighborhood (0.78 dwelling units/acre) that maintains the desired aesthetic for this area of North Scottsdale.

Lot placement and orientation has been designed in a manner that respects the natural terrain and native vegetation. Additionally, the proposed development contributes to the established Southwestern character of the surrounding developments through density, open space and environmental sensitivity enriching the lives of Scottsdale citizens promoting a safe, attractive, and context compatible development. It is intended that low-level lighting and low-scale building profiles nestled within an open space setting will minimize visual impacts to neighboring properties.

*2001 General Plan Page 53*



***Goal 2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique Southwestern desert community.***

***Bullet 2: Recognize that Scottsdale's economic and environmental wellbeing depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process.***

***Bullet 5: Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.***

***Bullet 6: Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.***

**Response:** The site plan and building design (residential lot layout and internal road design) envisioned for the Property will respect and enhance the unique climate, topography, vegetation and historical context of the local desert environment. Asteria Highlands will contribute towards sustaining Scottsdale's economic and environmental quality of life by representing the desert character and design quality typically associated with north Scottsdale. This residential will promote the Scottsdale Sensitive Design Principles. The applicant's approach to the proposed development is in harmony with the built environment and densities of the surrounding master planned communities. See responses to Scottsdale's Sensitive Design Principles above.

***Goal 3: Identify Scottsdale's historic, archeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.***

***Bullet 3: Continue the process of identifying Scottsdale's historic, archeological, and cultural resources. Bullet 10: Develop partnerships with groups such as the Scottsdale Historical Society, State Historic Preservation Office, and other local, regional, and national historic and archaeological boards and commissions in support of these goals.***

**Response:** A Class III Cultural Resources Survey was submitted and approved previously for the Tiara Estates subdivision. However, an updated Class III Cultural Resources Survey has been prepared by Paleo West and is included with the application.

***Goal 4: Encourage "streetscapes" for major roadways that promote the City's visual quality and character and blend into the character of the surrounding area.***

***Bullet 5: Ensure compatibility with natural desert in Natural streetscape areas. Plant selection should be those that are native to the desert and densities of planting areas should be similar to natural conditions.***

***Bullet 9: Apply the Scenic Corridor designation in circumstances 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 in important. This allows for larger landscaped areas that can minimize the impact of highly traveled roads and adjacent neighborhoods.*

***Bullet 13: Use markers and entry features at key entrances to Scottsdale so that residents and visitors have a sense of arrival into the City.***

**Response:** The General Plan Streetscapes Map designates “Natural Streetscapes” adjacent to the Property. The minimum 100’ Scenic Corridor will be provided along 128<sup>th</sup> Street and will be designated in a separate tract (off-lot). The development will provide open space consistent with surrounding developments. Signage for the development will be placed in the natural landscape setting and will give a sense of arrival for residents and visitors, while still maintaining the minimalistic, natural feel that is desired in north Scottsdale. Further, a Desert Scenic Roadway buffer will be accommodated along Alameda (average of 50’).

***Goal 6: Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial material landscaping that reinforce the character of the City.***

***Bullet 1: Require substantial landscaping be provided as part of new development or redevelopment.***

***Bullet 2: Maintain the landscape materials and patterns within a character area.***

***Bullet 3: Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.***

***Bullet 4: Discourage plant materials that contribute to airborne pollen.***

***Bullet 5: Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.***

***Bullet 6: Encourage the retention of mature landscape plan materials.***

**Response:** The development proposal promotes a rich desert landscape palette (and preservation of mature native vegetation) as part of the overall site plan design to enhance the surrounding character, minimize building mass, and naturally integrate with adjacent properties. The applicant is committed to creating a uniquely designed environment that upholds superior architecture as well as distinctive landscaping. Staying consistent with the Dynamite Foothills Character Plan, the vision for the Property is a contemporary Southwestern residential community nestled in a desert setting that celebrates the unique character and quality of the natural Sonoran Desert. With all landscape design initiatives, sustainable practices such as water conservation and the protection/ relocation of mature plant material will be followed. Landscaping will reduce the effects of heat and glare on buildings and pedestrian areas and enhance air quality. Plant materials that contribute towards airborne pollen will be strongly discouraged.

***Goal 7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.***

***Bullet 2: Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.***

***Bullet 3: Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.***

***Bullet 4: Discourage lighting that reduces viability of astronomical observation facilities within Arizona.***

***Bullet 5: Allow for lighting systems that support active pedestrian uses and contribute towards public safety.***

**Response:** Lighting will be compatible with the existing surrounding residential development and will be designed in manner to minimize glare and lighting intrusion into adjacent residential properties and promote “dark skies” in keeping with the City’s policies. Lighting will not impact astronomical observation facilities within Arizona. Unique lighting standards will be selected to coincide with the high-quality design of the overall project.

## **ii. Land Use Element**

The Land Use Element section of the Character and Lifestyle Guiding Principle embraces the concept that land uses should complement each other visually, aesthetically, socially, and economically, and to avoid conflicting, damaging or otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community. Per the General Plan, “Neighborhoods” focus on a range of mostly residential classifications and land uses designated to accommodate a mix of densities for a variety of neighborhoods and other uses that support residential land uses. Rural Neighborhoods “includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Native desert vegetation predominates many areas and special care is required to preserve the area’s open desert character and environmental features.” This land use category supports the proposed development.

This Preliminary Plat application is consistent with the following goals and approaches contained within the Land Use Element:

### ***2001 General Plan Page 65***

***Goal 3: Encourage the transition of land uses for more intense, regional and Citywide activity areas to less intense activity areas within local neighborhoods.***

***Bullet 1: Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.***

**Response:** The location of the Property and the neighborhood sensitive development, goals proposed for this community contribute towards an appropriate transition with respect to development pattern, intensity and character. The development is consistent with the surrounding communities. The surrounding mix of existing land uses in the immediate area include the Sereno Canyon development with a range of residential densities including R-4R, R1-43 ESL, and R1-130 ESL with resort component. Also, the StoryRock master planned community has a range of residential densities including R1-18 ESL, R1-35 ESL, R1-43 ESL, and R1-70 ESL to the east.

***Goal 4: Maintain a balance of the land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.***

**Response:** The General Plan encourages a diversity of residential uses and supporting services that provide for the needs of the community and of the neighborhoods. Maintaining a Citywide balance of land uses is an important planning goal that supports changes to meet the evolving needs of a neighborhood. The proposed residential will provide additional housing options for the residents of North Scottsdale in a unique desert setting while providing abundant open space and preserving view corridors.

***Goal 5: Developed land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.***

***Bullet 6: Provide an interconnected open space system that is accessible to the public, including pedestrian and equestrian links, recreation areas, and drainageways.***

**Response:** A rich mix of lifestyles that enhance the values that make each place unique is a core Scottsdale value. As such, the proposed development plan provides an environmentally sensitive residential opportunity for residents of Scottsdale who chose to purchase a home in this area.

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

***Bullet 2: Incorporate appropriate land use transitions to help integration into surrounding neighborhoods.***

***Bullet 5: Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.***

**Response:** As with all of Hines developments, the site plan for Asteria Highlands has been designed with careful consideration to the natural terrain/washes, native vegetation and vista corridors as well as the existing built environment of single family residential and the nearby Tom's Thumb Trail head and McDowell Sonoran Preserve. The home sites have been

masterfully integrated and refinement of the design will continue to develop through the platting and subsequent Development Review Board process with the City.

***Goal 8: Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.***

***Bullet 3: Promote development patterns and standards that are consistent with the surrounding uses and reinforced an area's character.***

**Response:** Asteria Highlands will maintain the development patterns and standards that have already been approved by the City for Sereno Canyon and StoryRock. Both master planned communities border Asteria Highlands and it is essential that this project continues the trend of high-quality residential development in this area of North Scottsdale.

## **B. Guiding Principle: Economic Vitality**

### **i. Economic Vitality Element**

The Economic Vitality Guiding Principle is intended to secure Scottsdale's future as a desirable place to live, work and visit based on the foundation of a dynamic, diversified and growing economic base that complements the community. While highlighted in other elements of the General Plan (Housing and Neighborhoods), the Economic Vitality Element recognizes that variety and quality of housing is crucial to the stability of the local economy. Discussion specific to the importance of housing and neighborhoods as it relates to the overall of sustainability of Scottsdale's community is summarized in the following section.

## **C. Guiding Principle: Neighborhoods**

### **i. Community Involvement Element**

Public participation is a key component to the successful planning of new development within a community. Citizens and business owners are an important part of the public process, which is why Scottsdale requires a thorough outreach effort for any new development whether it be a GPA, Rezoning, or Conditional Use Permit. The development team began outreach efforts in late 2016 with the surrounding property owners including Crown Development (Sereno Canyon). These outreach efforts and dialogue with the community will continue throughout the public process of this preliminary plat case.

***2001 General Plan Page 90***

***Goal 1: Seek early and ongoing involvement in project/policy-making discussions.***

***Bullet 1: Maximize opportunities for early notification of proposed projects, or project/issues under consideration using signs, information display boards, web postings, written correspondence, and other methods, as they become available.***

**Response:** As mentioned above, outreach began early in the zoning case and has been ongoing (and will continue to be ongoing) throughout the platting process with the City. A complete Citizen Outreach Report is provided with the application.

## **ii. Housing Element**

Scottsdale has historically been a community that embraces a variety of housing opportunities to enhance the character, diversity, and vitality of the City, as well as respect and conserve the Sonoran Desert. The General Plan states “Our vision is to incrementally, but steadfastly expand housing opportunities for current and future citizens.” Scottsdale encourages housing options that provide a wide range of opportunities for people living, working, and retiring in the community.

This preliminary plat is consistent with the following goals and approaches contained within the Housing Element:

### ***2001 General Plan Page 98***

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

***Bullet 1: Maintain Scottsdale’s quality-driven development review standards for new housing development.***

**Response:** The housing proposed for Astoria Highlands will be single family for-sale homes with estimated selling prices that meet or exceed the market. This development will uphold the City’s quality standards and complement the existing upscale lifestyle and character established throughout this area of North Scottsdale. Architectural themes and design elements will be determined by a future homebuilder, but will include desert contemporary architecture and an emphasis on Southwest living with the implementation of context appropriate building elements, earth-tone palettes, indigenous materials, recessed windows, and desert shade trees.

## **iii. Neighborhood Element**

The Neighborhood section of the General Plan focuses on Scottsdale’s vision to preserve, reinforce, and where appropriate, revitalize the characteristics and stability of neighborhoods. This is accomplished by making sure that neighborhoods are in harmony with their existing character and defining features. Particular attention is paid to the unique character and special qualities of each individual neighborhood within the City. The term “neighborhood” is best characterized as a diverse mix of use typically consisting of retail, office and residential development. Given the specific physical location of the Property, the proposed Suburban Neighborhoods land use designation is appropriate in the context of the General Plan’s Guiding



Principle for sustainable neighborhoods. The Neighborhood's Guiding Principle of the General Plan identifies several policies intended to ensure that Scottsdale is a desirable place to live, work and visit and, in conjunction with a stable economic base, the General Plan recognizes that neighborhood viability and sustainability is as equally important as a strong economic base. This Preliminary Plat request is consistent with the following goals and approaches contained within the Neighborhood Element:

***2001 General Plan Page 105***

***Goal 1: Enhance and protect diverse neighborhoods so they are safe and well maintained.***

**Response:** Asteria Highlands will result in a significant amount of community NAOS dedicated in tracts as well as a 100' Scenic Corridor along the site's 128<sup>th</sup> Street frontage with multi-use trail improvements. The proposed trail improvements along the site's 128<sup>th</sup> Street frontage will provide connectivity to future access to the Tom's Thumb trailhead, which is located approximately one-half mile to the south of the Property along 128<sup>th</sup> Street. The tract-dedicated NAOS and Scenic Corridor is a significant benefit to the future residents and the community vs. the previously approved Tiara Estates plan with predominantly on-lot NAOS and Scenic Corridor easement.

**D. Guiding Principle: Open Space**

**i. Open Space and Recreation Element**

It has long been a priority of the City to conserve significant natural areas and open spaces for both recreational and preservation purposes. The Open Space and Recreation guiding principle found within the General Plan specifically addresses the significance of the Scenic Corridors, natural and urban open spaces and recreational opportunities. A well-managed system that provides active and passive open space/recreational opportunities are considered an indispensable community feature, one that should be available to all ages on a year-round basis in the City of Scottsdale. Maintaining connected open space corridors such as vista corridors through the site and Scenic Corridors, provides continuous visual linkages within and between local neighborhoods reinforcing the regional open space network.

This Preliminary Plat application is consistent with the following goals and approaches contained within the Open Space and Recreation Element:

***General Plan Page 113***

***Goal 1: Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open space.***

***Bullet 1: Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access and preservation.***

***Bullet 2: Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.***

***Bullet 15: Preserve scenic views and vistas of mountains, natural features, and rural landmarks.***

***Bullet 16: Protect and use existing native plants, the design themes of character areas within which they are sited, and respond to local conditions in landscape designs.***

***Bullet 18: Apply a Scenic Corridor designation along major streets to provide for open space and opportunities for trails and paths. This designation should be applied using the following guidelines:***

***\*There is a need for a landscaped buffer between streets and adjacent land uses.***

***\*An enhanced streetscape appearance is desired.***

***\*Views to mountains and natural or man-made features will be enhanced.***

***Bullet 19: Consider buffered setbacks/parkways to provide the streetscape with a unique image that should also reduce the impacts of a major street on adjacent parcels. This type of designation is primarily an aesthetic buffer.***

**Response:** Asteria Highlands provides opportunities for passive and active outdoor recreational activities through both the preservation of nearly 15 acres of NAOS and the dedication of a connective trail along the 128<sup>th</sup> Street frontage. The NAOS will have the additional benefit of preserving scenic views and mountain vistas that are well known to North Scottsdale. Local conditions (terrain and vegetation) will be respected with the overall site design. A 100' wide Scenic Corridor will be provided along 128<sup>th</sup> and will be designated in a separate tract (off-lot). Signage for the development will be placed in the natural landscape setting and will give a sense of arrival for residents and visitors, while still maintaining the minimalistic, natural feel that is desired in north Scottsdale. Further, a Desert Scenic Roadway buffer will be accommodated along Alameda (average of 50').

## **E. Guiding Principle: Sustainability**

The issue of sustainability is addressed within three chapters of the General Plan that include 1) cost of development; 2) growth areas; and 3) public services and facilities. These chapter and the discussion of "sustainability" (for the purposes of the General Plan discussion) relates more to effective management of Scottsdale's finite and renewable environmental, economic, social, and technological resources to ensure that they serve future needs.

The City has long held the philosophy that new development should "pay for itself" and not burden existing residents and property owners with the provision of infrastructure and public services and facilities. Through the development review process the City can evaluate appropriate dedications, development fees and infrastructure provisions. The developer will

incur any costs and fees associated with infrastructure requirements including the consolidation and relocation of the well sites.

## **F. Guiding Principle: Transportation**

### **i. Community Mobility Element**

This section of the General Plan addresses mobility choices to provide alternatives to the automobile and to increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community's quality of life. In general, the Community Mobility Element relates to protecting the function and form of regional air and land corridors, protecting the physical integrity of regional networks to reduce the number, length and frequency of automobile trips. Additionally, this section of the General Plan seeks to prioritizing regional connections to safely and efficiently move people and goods beyond City boundaries, to relieve traffic congestion, to optimize mobility, maintain Scottsdale's aesthetics, emphasize live, work and play opportunities, and to protect neighborhoods from the negative impact of regional and Citywide networks. Finally, the General Plan recognizes that there is diversity throughout neighborhoods and that each neighborhood may, in fact, have different mobility needs.

This Preliminary Plat application is consistent with the following goals and approaches contained within the Community Mobility Element:

#### **General Plan Page 177**

***Goal 2: Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.***

**Response:** This development will result in a lot increase from 13 to 31 lots, which is an increase in 124 daily trips to 316 daily trips, a minimal increase given the context of the area. The proposed trail improvements along the site's 128<sup>th</sup> Street frontage will provide connectivity to future access to the Tom's Thumb trailhead which is located approximately one-half mile to the south of the Property along 128<sup>th</sup> Street. Additionally, the offset of Alameda Road is accommodated with the Asteria Highlands site plan to align with the StoryRock master plan, responding to the natural wash condition.

## **V. Dynamite Foothills Character Area Plan ("DFCAP")**

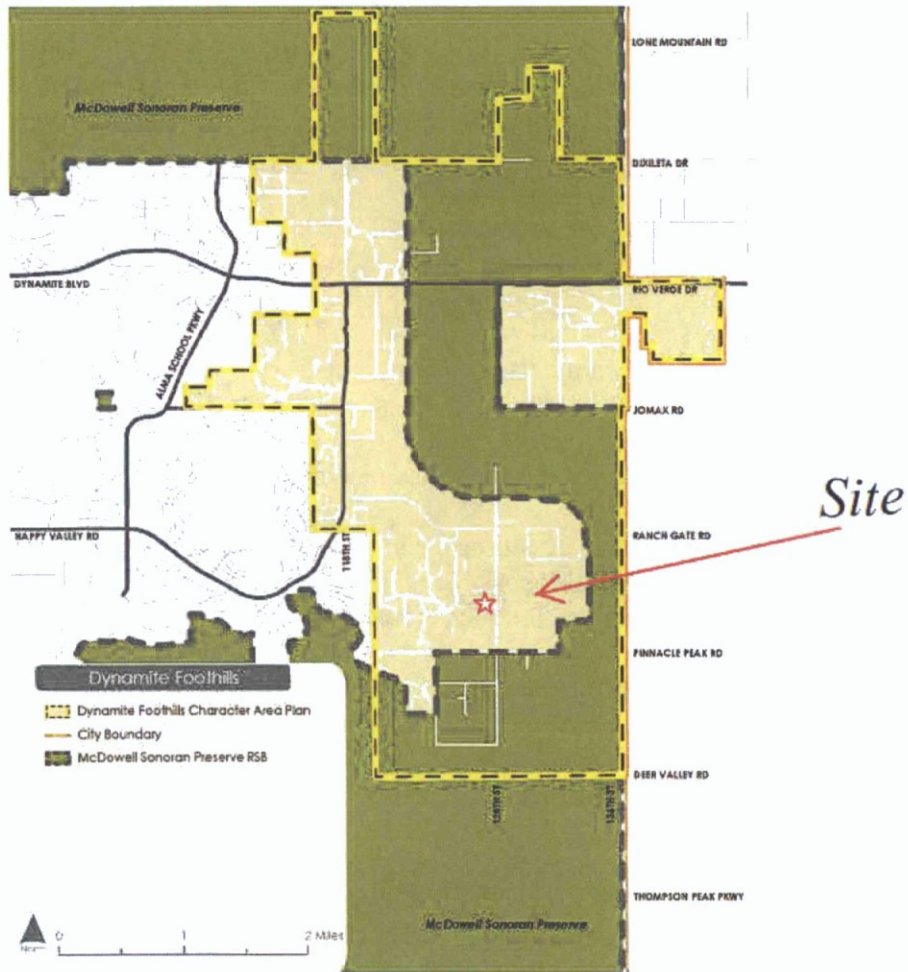
Asteria Highlands is located within the Dynamite Foothills Character Area and as such is committed to fulfilling the three goals of the Dynamite Foothills Character Plan. These goals are:

### **Goal 1**

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

- Implement ESLO design standards for all streets.
- Use innovative street design where necessary to protect important natural features.
- Identify street alignments that respond to the natural terrain and protect natural features such as significant boulder outcrops and washes.
- Maintain "dark skies" by prohibiting the use of street lights.
- Implement an internal trail system separate from the streets that provides links to the shared use trails shown on the city's master plan.
- Promote the use of colors and textures on man-made elements that blend with the surrounding environment.
- Prohibit unnecessary development and disturbance in natural water courses and preserve the natural drainage patterns as much as possible.
- Use native plant species and grading techniques in retention basins to blend these facilities with the surrounding desert.
- Select utility alignments that avoid the disturbance of sensitive desert environments.
- Underground all electric and telephone utilities and encourage utility providers to use sensitivity when placing above ground cabinets.
- Use vegetation and berming that fits with the natural terrain for screening in place of solid walls.

**Response:** The proposed development meets this land use goal by embracing the beauty of the area with minimalistic design that decreases disturbance on accentuates the natural vegetation and wash corridors. The site plan was thoughtfully created to enhance views for the residents while working with the natural topography. Entry and internal circulation works with the current typography. The circulation resembles a horseshoe and is the best configuration to minimize disturbance and honor the washes that run throughout the Property.



**Goal 1, Strategy 1**

*Existing allowable densities (under current zoning and General Plan designations) are appropriate for all but a few areas on the fringes of the character area as identified on the accompanying map {Page 13 DFCAP}.*

**Response:** The location of the Property and the neighborhood sensitive development goals proposed for this community contribute towards an appropriate transition with respect to development pattern, intensity and character. Located in the Dynamite Foothills Character Area Plan, the development is consistent with the surrounding communities while also being sensitive to the preservation of NAOS (more so than the on-lot NAOS and on-lot Scenic Corridor currently platted for this site). The surrounding mix of existing land uses in the immediate area include the Sereno Canyon development with a range of residential densities including R-4R ESL, R1-43 ESL, and R1-130 ESL with resort component. Also, the StoryRock master planned community has a range of residential densities including R1-18 ESL, R1-35 ESL, R1-43 ESL, and R1-70 ESL to the east. Given the setting, the proposed development is contextually

appropriate and results in tract-dedicated NAOS and Scenic Corridor easements. Additionally, the offset of Alameda Road is accommodated with the Asteria Highlands site plan to align with the StoryRock master plan, responding to the natural wash condition that traverses the two properties.

### **Goal 2**

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

- Develop guidelines for residential development for site planning, building massing and construction techniques that preserve the natural desert character.
- Provide meaningful open space that preserves natural features like washes and rock outcroppings; connects wash corridors and preserves vistas.

**Response:** The proposed development meets this land use goal with its internal circulation, home site placement, open space design, and construction techniques. The topographic diversity within the 40+/- acre site provides breathtaking view of the McDowell Mountains for each home and generous open space. The project will provide for minimalistic disturbance with the roads and driveways.

### **Goal 3**

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

- Provide visual open space amenities along streets and use natural open space between new development and roadways to preserve existing vistas.
- Use Natural Area Open Space to provide connectivity within and outside the community.
- Implement an internal trail system that connects open spaces and provides a link to public trails outside the community.
- Provide large continuous areas of open space.
- Use open in such a way that it connects with significant open spaces outside the community such as the McDowell Sonoran Preserve on the north side of Dynamite.

**Response:** The proposed development has open space throughout the interior and the perimeter of the project that ensures open space connections. With close proximity to Tom's Thumb Trailhead, the proposed development creates a feel of openness throughout that residents seek out when living close to the McDowell Sonoran Preserve. These strategies will be implemented to further ensure the goals of the Desert Foothills Character Area Plan are met.

## VI. DRB Criteria

### *Sec. 1.904.- Criteria.*

*A. In considering any application for development, the Development Review Board shall be guided by the following criteria:*

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

*Response:* The proposed Preliminary Plat for Asteria Highlands is consistent with DFCAP goals and policies and the General Plan goal and policies as established in the zoning case.

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

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

*Response:* From its inception, Asteria Highlands utilized the DFCAP as a guiding tool to the overall design and architectural character. The open lot layout enhances the natural pedestrian walkways created by washes and boulder placement. Recreational trail connections are seen throughout the area, also providing connectivity to surrounding communities. Biking, equestrian, pedestrian paths, trail crossings and trailheads all surround the site. Relaxation and serenity is especially emphasized by low density development and mountain views.

- b. Avoid excessive variety and monotonous repetition.*

*Response:* Creating a desirable sense of place is paramount to this community. Asteria Highlands will include the use of three potential architectural styles (Desert School, Desert Spanish and Desert Ranch) allowing the proposed upscale homes a sense of variety while integrating the community into the North Scottsdale area and its unique natural desert setting.

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

*Response:* Rear yards, oriented toward views, provide outdoor living spaces for residents to enjoy Arizona's year round warm climate. Natural materials and

landscaping are also incorporated into the design in order to address the area unique climate factors and Sonoran Desert environment.

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

**Response:** In order to promote vehicular and pedestrian safety, Asteria Highlands will provide new on-site streets and pedestrian corridors.

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

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

## VII. Amended Development Standards

This preliminary plat application includes a request for amended development standards, subject to Staff and Development Review Board approval, in accordance with Section 6.1083 of the ESL Zoning Ordinance. The proposed development plan justifies the amended development standards by protecting and preserving natural environmental features and providing more in-tract NAOS. The amended standards will allow for setback reductions to accommodate proper placement around sensitive areas. These areas include existing wash corridors, prominent boulder formations, and native vegetation. In compliance with the amended development standards, lot areas will be reduced in order to maximize open space throughout the community.

City Council Report | Asteria Highlands (2-ZN-2017)

Development Standards	Existing R1-130 ESL with Amended Development Standards	Proposed R1-70 ESL portion of site (Amended Standards if approved by the DRB)	Proposed R1-35 ESL portion of site (Amended Standards if approved by the DRB)
Density (du/ac)	.32 (13 lots)	.55 (4 lots)	.82 (27 lots)
Minimum Lot size	97,500 square feet	52,500 square feet	26,250 square feet
Minimum Lot width	150 feet	187.5 feet	101.25 feet
Minimum Front yard setback	45 feet	45 feet	30 feet
Minimum Side yard setback	22.5 feet	22.5 feet	11.25 feet
Minimum Rear yard setback	45 feet	45 feet	26.25 feet



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

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

**Sec. 5.204. Property development standards.**

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

**A. Lot area**

1. Each lot shall have a minimum lot area of not less than ~~thirty-five thousand (35,000)~~ twenty-six thousand, two hundred and fifty (26,250) square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

**B. Lot dimension**

1. Width. All lots shall have a minimum width of ~~one hundred thirty five (135)~~ one hundred one and a quarter (101.25) feet.

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

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

**E. Yards.**

**1. Front Yard.**

- a. There shall be a front yard having a depth of not less than ~~forty (40)~~ thirty (30.00) feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ thirty (30) feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~forty (40)~~ thirty (30) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

**2. Side Yard.** There shall be side yards of not less than ~~fifteen (15)~~ eleven and a quarter (11.25) feet on each side of a building.

**3. Rear Yard.** There shall be a rear yard having a depth of not less than ~~thirty five (35)~~ twenty six and a quarter (26.25) feet.

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

**F. Distance between buildings.**

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

**G. Walls, fences and landscaping.** Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences

and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.

H. *Access*. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

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

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

**Sec. 5.205. Off-street parking.**

The provisions of article IX shall apply.

**Sec. 5.207. Signs.**

The provisions of article VIII shall apply.

**Sec. 5.030. Single-family Residential (RI-70).**

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

**Sec. 5.031. Purpose.**

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

**Sec. 5.033. Approval required.**

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

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

## Sec. 5.034. Property development standards.

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

### A. *Lot area.*

1. Each lot shall have a minimum lot area of not less than ~~seventy thousand (70,000)~~ fifty two thousand, five hundred (52,500) square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

### B. *Lot dimensions.*

*Width.* All lots shall have a minimum width of ~~two hundred fifty~~ one hundred eighty-seven and a half (187.5) feet.

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

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

### E. *Yards.*

#### 1. Front Yard.

- a. There shall be a front yard having a depth of not less than ~~sixty (60)~~ forty five (45) feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~sixty (60)~~ forty five (45) shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~sixty (60)~~ forty five (45) shall be provided on each street. No accessory buildings shall be constructed in a front yard. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less than ~~thirty (30)~~ twenty two and a half (22.5) feet on each side of a building.

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

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

### F. *Distance between buildings.*

1. There shall be not less than ~~ten (10)~~ eight (8) feet between an accessory building and the main building.

2. The minimum distance between main buildings on adjacent lots shall be not less than ~~sixty (60)~~ forty-six (46) feet.

G. *Walls, fences and landscaping.* Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the

enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.

H. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision. Access for Specialized Residential Health Care Facilities shall be provided in the following manner:

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

*(Ord. No. 2470, § 7, 6-16-92; Ord. No. 2509, § 1, 6-7-93; Ord. No. 3907, § 7 (Exh. I), 8-37-70; Ord. No. 4005, § 7(Res. No. 8947, Exh. A, §§ 22, 23), 4-3-12)*

**Sec. 5.035. Off-street parking.**

The provisions of article IX shall apply.

*(Ord. No. 2470, § 1, 6-16-92)*

**Sec. 5.036. Signs.**

The provisions of article VIII shall apply.

*(Ord. No. 2470, § 1, 6-16-92)*

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

Project Name: Asteria Highlands

Property's Address: SWC of 128th Street and Alameda Road

**Property's Current Zoning District Designation:**

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

Owner: Scottsdale 128th Street Holdings LLC

Agent/Applicant: Billy Cundiff

Company: Hines Interest LP

Company:

Address: 2375 E Camelback Road Suite 150

Address:

Phone: 602-385-4000

Fax:

Phone:

Fax:

E-mail: billy.cundiff@hines.com

E-mail:

Designer: Tim McGough

Engineer: Curtis Brown

Company: The McGough Group

Company: Kimley Horn

Address: 11110 N Tatum Blvd Suite 100

Address: 7740 N 16th St Suite 300

Phone: 602-997-9093

Fax:

Phone: 602-371-4553

Fax:

E-mail: timm@mg-az.com

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 applications<sup>1</sup> will be reviewed in a format similar to the Enhanced Application Review methodology.



**Enhanced Application Review:**

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



**Standard Application Review:**

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

Owner Signature

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

**Planning and Development Services**

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)

# Request for Site Visits and/or Inspections

## Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 945-PA-2016

Project Name: Astoria Highlands

Project Address: 12746 E. Tiera Estate Dr. 85255

### 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: \_\_\_\_\_

Chris Anderson

Print Name

[Handwritten 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



# 112523

Received From :

HINES INTERESTS LP  
2375 E CAMELBACK RD STE 150  
PHOENIX, AZ 85016  
602-385-4000

Bill To :

Reference # 945-PA-2016  
Address E TIARA ESTATES DR/N 128TH ST ()  
Subdivision  
Marketing Name  
MCR  
APN  
Owner Information  
GBD 40 LLC  
1722 W. McKinley  
Phoenix, AZ 85007  
(480) 385-2753

Issued Date 10/4/2017  
Paid Date 10/4/2017  
Payment Type CHECK  
Cost Center  
Jurisdiction SCOTTSDALE  
Water Zone  
Water Type  
Sewer Type  
Meter Size  
QS

Lot Number  
Metes/Bounds No  
Gross Lot Area 0  
NAOS Lot Area 0  
Net Lot Area 0  
Number of Units 1  
Density 1

Code	Description	Additional	Qty	Amount	Account Number
3150	PRELIMINARY PLAT FEES		1	\$2,958.00	100-21300-44221

CITY OF Scottsdale

7447 E. Indian School Rd.  
Scottsdale, AZ 85251  
(480) 312-2500  
One Stop Shop

Date: 10/4/2017 Cashier: CRIV  
Office: PLN-1STOP Mach ID: HPTC6005125  
Tran #: 4 Batch #: 62719

Receipt: 01071220 Date: 10/4/2017 2:33 PM  
112523  
3150 PRELIMINARY PLAT \$2,958.00

TENDERED AMOUNTS:

Chk #: 359 Check Tendered: \$2,958.00  
HINES INTERESTS LP/BILLY

Transaction Total: \$2,958.00

Thank you for your payment.  
Have a nice day!

Applicant Signature

Total Amount

\$2,958.00

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

... fees are based on cost recovery. The city will contact the owner of ...