Marked Agendas Approved Minutes Approved Reports

PLANNING COMMISSION **REPORT**



Meeting Date: General Plan Element: General Plan Goal: June 26, 2019 Land Use Create a sense of community through land uses

ACTION

Braun 20 14-ZN-2017

ction Tak

Request to consider the following:

 A recommendation to City Council regarding a Request by the owner for the approval of a Density Incentive for increases in Natural Area Open Space (NAOS), on a Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoned parcel, to increase the allowed number of lots, from eleven to thirteen, at a property located at the northwest corner of N. 132nd Street and E. Pinnacle Vista Drive (parcel number 216-77-024C).

Goal/Purpose of Request

The development proposal includes 1.58 acres of additional NAOS in exchange an increase the --- number of lots from eleven (11) to thirteen (13).

Key Items for Consideration

- The parcel contains watercourses with a 100-year peak flow rate.
- Dedication of an additional 1.58 acres of Natural Area Open Space (NAOS) with the proposed NAOS Density Incentive.
- Dedication of an additional 1.58 acres of Natural Area Open Space (NAOS) with the future proposed preliminary plat application.
- A total of 3.17 acres of additional Natural Area Open Space (NAOS) with this project.
- Dedication of a 20-foot half-street located along the southern property line of the parcel.

OWNER	· · · · · · · · · · · · · · · · · · ·	E. Oberlin Woy
Robert Braun 602-955-4464		
APPLICANT CONTACT		
David Gulino Land Development Services, LLC.		 E=Plinnacle=Vista:Drive
480-946-5020		

NWC E. Pinnacle Vista Drive and N. 132nd Street

LOCATION

Located at the northwest corner of E. Pinnacle Vista Road and N. 132nd Street

BACKGROUND

General Plan

The City of Scottsdale General Plan 2001 Conceptual Land Use Map designates the subject property as Rural Neighborhoods. Within the Rural Neighborhoods category, land uses typically include areas of relatively large lot single-family neighborhoods or subdivisions where densities are usually one house per acre (or more) of land.

Character Area Plan

The 2001 General Plan established Character Area planning as a means of ensuring that quality of development and consistency of character drive Scottsdale's General Plan within the context of community-wide goals. The subject property is located within the Dynamite Foothills Character Area boundary. The Dynamite Foothills Character Area is located generally between Scottsdale's McDowell Mountain Preserve on the south, the Lone Mountain Road Alignment to the north, and east of 112th street to the City's terminus at 136th Street (See Attachment **#7**). Properties within the Dynamite Foothills Character of the area, recognize the topographic diversity within the area, and promote open space.

Zoning

This site is zoned Single-family Residential, Environmentally Sensitive Lands (R1-70/ESL) District, which allows single-family residential uses and has an Environmentally Sensitive Lands Overlay zoning designation. The subject parcel, parcel 216-77-024C, was annexed into the City in October of 1983. The annexed parcel was rezoned from the county designation to Single-Family Residential, Hillside District (R1-70/HD/HC) zoning designation through case 32-ZN-1982.

In 1991, the Environmentally Sensitive Lands (ESL) overlay was added as an amendment to the Hillside District overlay. The newly adopted ESL overlay included these subject properties; which were previously zoned into the earlier Hillside District overlay area. The current ESL overlay version took effect in February of 2004. This version of the ESL overlay categorized this site within its most current zoning designation, as described above.

Context

The subject property is located at the northwest corner of E. Pinnacle Vista Road and N. 132nd Street. The approved, but not yet developed, "Reatta Ranch Guest Ranch" site is located to the north and east of this site. The majority of the properties surrounding the site are currently undeveloped, but there are a few single-family homes located immediately to the west of the property. Please refer to context graphics attached (See Attachment **#1 and 1A**).

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Adjacent Uses and Zoning

- North: Resort/Townhouse Residential District, Environmentally Sensitive Lands, zoned R-4R ESL; Reatta Ranch Guest Ranch.
- South: Single-family Residential, Environmentally Sensitive Lands, zoned R1-70/ESL; single-family homes and vacant lands.
- East: Resort/Townhouse Residential District, Environmentally Sensitive Lands, zoned R-4R ESL; Reatta Ranch Guest Ranch.
- West: Single-family Residential, Environmentally Sensitive Lands, zoned R1-130/ESL; single-family homes and vacant lands.

Other Related Policies, References:

Scottsdale General Plan 2001, as amended Dynamite Foothills Character Area Plan Zoning Ordinance 32-ZN-1982, 20-AB-1986, and 15-ZN-2011

APPLICANTS PROPOSAL

Development Information

The applicant's request is to increase the density for a proposed subdivision within a Single-Family Residential, Environmentally Sensitive Lands District (R1-70 ESL), with future amended development standards. The request for amended development standards will be requested from the Development Review Board through the preliminary plat application process. The request for a Density Incentive includes an increase in NAOS as specified in the ESL ordinance. This increase would allow for the development of the proposed minor subdivision to increase the number of lots from eleven (11) to thirteen (13) (See Exhibit A to Attachment 2).

Existing Use: Vacant Land (Approved CLOMR) Proposed Use: 13-lot subdivision Parcel Size: 20 acres gross **Building Height Allowed:** 24 feet **Building Height Proposed:** 24 feet • Open Space Required: 6.03 acres Open Space Provided: 9.17 acres Density Allowed (current zoning): 0.55 du/ac (11 lots) Density Allowed (Density Incentive): 0.66 du/ac (13 lots) Density Proposed: 0.65 du/ac (13 lost)

IMPACT ANALYSIS

Dynamite Foothills Character Area Plan

The vision of the Dynamite Foothills Character Area Plan is that of Rural Desert Character with an element of openness. Projects located within the Dynamite Foothills Character Area preserve natural open space areas and scenic and vista corridors, provide minimal impact development with low building footprints, support trails and connections, and maintain natural vegetation. For larger developments, sensitivity to topography, vegetation and natural drainage are of the utmost priority. The Dynamite Foothills Character Area Plan considers low scale land uses similar in character to residential development as appropriate for the area, along with the preservation of meaningful open space. In this instance, the applicant is proposing a low-scale residential density (0.65 dwelling units per acre) that provides more Natural Area Open Space (NAOS) than required by ordinance (roughly 65% more than required). The wash being modified is part of a regional CLOMR approved through the Reatta Ranch Guest Ranch Project approved by the City Council in June of 2016.

Land Use

In addition to the City of Scottsdale General Plan 2001, the analysis for the rezoning request has been evaluated against the Dynamite Foothills Character Area Plan and Implementation Program, as well as the Environmentally Sensitive Lands (ESL) overlay. The Character Area Plan, and its implementation program, encourages development with rural character and sensitive design. The ESL ordinance focuses on preservation of environmental features and implements sensitive design principles found in the Dynamite Foothills Character Area Plan and Implementation Program. The character area plan defines appropriate design for project applications which include: providing additional Natural Area Open Space (NAOS) in access of the required amount, development in response to natural terrain.

The Dynamite Foothills Character Area Plan states that the existing allowable densities under current zoning and General Plan designations are appropriate for all but a few areas. Densities under the current General Plan designation of Rural Neighborhoods are usually one house per one acre or more of land which the applicant proposes to maintain. Current zoning densities are that of 1.61 acre lots (0.55 dwelling units per acre). The proposal requests an increase in zoning density, from 0.55 dwelling units per acre to 0.65 dwelling units per acre; in an area not identified by the Dynamite Foothills Character Area Plan for zoning density adjustments.

The Dynamite Foothills Character Area Implementation Program states that construction envelopes should not be placed on slopes over fifteen (15%) percent. The intent is to use construction envelopes to protect more sensitive terrain. Likewise, the ESL ordinance states that any additional dedicated NAOS, especially when dedicated as justification for an amendment to a development standard, shall remain natural and in a protected tract. The majority of the slopes on this site are affiliated with the large desert wash located in the center of the site. The applicant has been stipulated to create a protected tract over that major wash. The tract will encompass the areas of the large wash area containing the only slopes close to the fifteen (15%) percent (See Exhibit B to Attachment #2).

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The Zoning Ordinance allows for a maximum increase in density of twenty (20) percent and requires an additional required NAOS dedication of a minimum of twenty (20) percent. Under the standard Zoning Ordinance Sec. 5.014, eleven (11) lots would be permitted and 6.03 acres of NAOS would be required, based on the gross lot area. The owner requests thirteen (13) lots, and is proposing to dedicate a total 9.17 acres of NAOS, thirty-five (35) percent of additional NAOS. The dedication of an additional 1.58 acres of Natural Area Open Space (NAOS) as the justification for the proposed NAOS Density Incentive. The owner is also proposing the dedication of an additional 1.58 acres of NAOS, for the justification of amended development standards, with the future proposed preliminary plat application (Exhibit B to Attachment 2). The thirteen (13) lot subdivision meets the maximum allowable density increase of twenty (20) percent.

The applicant will also be requesting amended development standards due to site constraining geographical features, including one major desert wash and two smaller significant washes within its limits. The amended development standards that are requested are for required lot widths, setbacks, and minimum lot size. Applicant is requesting approximately twenty-five (25%) percent decrease for the required lot size and required setbacks. Reduction in minimum lot size is from 70,000 square feet to 52,500 square feet. Reduction in lot width shall be for flag lots only (See Exhibit D to Attachment 2).

Transportation/Trails

The proposal identifies two separate gated entrances in to the proposed 13-lot subdivision. Each proposed gated street and cul-de-sac will access six or seven lots. All access will be provided from N. 132nd Street. The owner will provide a minimum 50-foot-wide Desert Scenic buffer along the N. 132nd Street frontage, and a 60-foot buffer along the E. Pinnacle Vista Drive frontage. Having two entrances reduces the amount of asphalt than that required by only having one bisected street (See Exhibit C to Attachment 2). All internal streets will meet the Design Standards and Policies Manual widths and improvements for ESL local-residential, character design.

The proposal has been stipulated to provide half-street improvements (curb, gutter, pavement, etc.), in accordance with the Design Standards and Policies Manual Local - Rural/ESL Character design, along N. 132nd street.

Water/Sewer

The updated basis of water/wastewater reports and the sewer reports, for the subject Density Incentive for NAOS case, are conceptually acceptable to the City's Water and Sewer department. The applicant will be required to design, construct, and upgrade any water and sewer infrastructure necessary to provide services to the site.

Public Safety

The applicant has agreed to provide the adequate street right-of-way dedications for all the right-ofway that shall remain as public access. The street right-of-way dedication has been stipulated according to the Transportation Master Plan and the Local Area Infrastructure Plans. Design of the internal private-streets will conform to ESL local residential.

Additionally, a minimum 40-foot-wide Emergency and Service Access Vehicle Easement will be provided over all private internal streets.

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School District Comments/Review

The site is located within the Cave Creek School District service boundary. The School District has provided a determination that the school district has adequate facilities to accommodate the project number of additional students generated by the proposed Density Incentive for NAOS within the attendance area.

Open Space

The Dynamite Foothills Character Area Plan, Implementation Program, and the Environmentally Sensitive Lands ordinance state that slopes and sensitive natural features should be protected. The City's Stormwater Ordinance and Character Area Plan looks to restrict development in watercourses, flood plains and washes. The proposed NAOS plan shows the washes being protected, with smaller washes being crossed by the main road. NAOS is also proposed over the remaining smaller wash corridors. The provided drainage report did identify washes that are large enough to qualify for protection as vista corridor easements. The project has been stipulated to provide these easements. This wash is included in a CLOMR that that was approved with the Reatta Ranch Guest Ranch project located to the north and east of this site.

The owner requests thirteen (13) lots and is proposing to dedicate a total 9.17 acres of NAOS, thirtyfive (35) percent of additional NAOS. The dedication of an additional 1.58 acres of Natural Area Open Space (NAOS) as the justification for the proposed NAOS Density Incentive. The owner is also proposing the dedication of an additional 1.58 acres of NAOS, for the justification of amended development standards, with the future proposed preliminary plat application (Exhibit B to Attachment 2).

Community Involvement

Property owners within 750 feet of the site have been notified and the site is posted with the required signage for the subject rezoning case. The applicant also hosted an open house meeting, on August 8, 2017, at the Mustang Library (See Attachment #8).

Staff received one phone call from a resident regarding this Density Incentive application. Staff called back the resident and met with them in-person. The resident inquired about the Density Incentive process, and asked questions. The resided inquired about how the property might affect her site, and what option she might have to develop her site. The resident did not express opposition to the project at that time.

Staff more recently had a conversation with the resident and provided an update with the project. The resident did not express opposition to the project, just process and timing questions.

City staff then mailed postcards to property owners within 750-feet of the subject site and interested parties notifying them of the Planning Commission hearing date, time, and location. Staff did not receive any additional communication.

Policy Implications

The Density Incentive within the R1-70 ESL is consistent with the City of Scottsdale's General Plan for this project. The Density Incentive for increase in NAOS allows for the same uses as R1-70 ESL.

The Dynamite Foothills Character Area Plan and Implementation Program recommends that existing allowable densities under current zoning and General Plan designations are appropriate for the

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subject properties. The request is to maintain the existing General Plan designations (Rural Neighborhoods and Natural Open Space) but not the current zoning densities. The proposed densities are in similar character with surrounding properties to the north and east, and additional NAOS has been provided beyond Zoning Ordinance minimum requirements.

The applicant shall be required to submit for separate approval and recordation of the Final Plat. All case stipulations must be met before the approval and recordation of the Final Plat.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the Density Incentive for Increase in NAOS criteria have been met, and determine that the proposed Density Incentive is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval the Density Incentive for Increase in NAOS, per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services Current Planning Services

STAFF CONTACT

Jesus Murillo Senior Planner 480-312-7849 E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY

Jesus Murillo, Report Author

6-6-19

Date

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

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

Date 6/6/2019

Date

ATTACHMENTS

- 1. Context Aerial
- 1A. Aerial Close-Up
- 2. Stipulations

Exhibit A to Attachment 2: Site Plan/Subdivision Plat Exhibit B to Attachment 2: NAOS Plan Exhibit C to Attachment 2: Scenic Corridor and No Development Setback Plan Exhibit D to Attachment 2: Construction Envelope Exhibit E to Attachment 2: Circulation Plan

- 3. Applicant's Narrative
- 4. General Plan Land Use Map
- 5. Zoning Map
- 6. Environmental Features Map
- 7. Dynamite Foothills Character Area Plan
- 8. Neighborhood Involvement Report
- 9. City Notification Map

Single-Family Residential Environmentally Sensitive Lands

Fraesfield Trailhead

N. 132nd Street

E. Rio Verde Drive

Resort Townhouse Residential Environmentally Sensitive Lands

Single-Family Residential Environmentally Sensitive Lands

Google Earth Pro Imagery

N. 128th street

Q.S.

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SITE

E. Pinnacle Vista

Resort+Townhouse Residential Environmentally Sensitive Lands

Town of Rio Verde

N. 136714 Sliget

E. Quail Track Road

Single-Family Residential Environmentally Sensitive Lands







Stipulations for the Zoning Application:

Braun 20

Case Number: 14-ZN-2017

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

SITE DESIGN

- CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by Greely - Pickett and with the city staff date of June 4, 2019, attached as Exhibit A to Attachment 2. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
- 2. CONFORMANCE TO CONCEPTUAL NATURAL AREA OPEN SPACE PLAN. Development shall conform with the conceptual Natural Area Open Space plan submitted by Greely Pickett and with the city staff date of June 4, 2019, attached as Exhibit B to Attachment 2. Any proposed significant change to the conceptual Natural Area Open Space plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
- 3. CONFORMANCE TO CONCEPTUAL SCENIC CORRIDOR PLAN. Development shall conform with the conceptual Scenic Corridor plan submitted by Greely Pickett and with the city staff date of June 4, 2019, attached as Exhibit C to Attachment 2. Any proposed significant change to the conceptual Scenic Corridor plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
- 4. CONFORMANCE TO CONCEPTUAL CONSTRUCTION ENVEOPLE PLAN. Development shall conform with the conceptual construction envelope plan submitted by Greely - Pickett and with the city staff date of June 4, 2019, attached as Exhibit D to Attachment 2. Any proposed significant change to the conceptual construction envelope plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
- 5. CONFORMANCE TO CONCEPTUAL CIRCULATION PLAN. Development shall conform with the conceptual circulation plan submitted by Greely Pickett and with the city staff date of June 4, 2019, attached as Exhibit E to Attachment 2. Any proposed significant change to the conceptual circulation plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
- MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. Maximum dwelling units and maximum density shall be as indicated on the Land Use Budget Table below.

Land Use Budget Table								
Parcel	Gross Acres	Zoning	Proposed DU/AC	Max DU/AC	Propose # of Units / Lots	Max # of Units / Lots		
216-77-024C	20 acres	R1-70/ESL	0.65 du/ac	0.65 du/ac	13 units	13 units		

- 7. BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed 24 feet in height, measured as provided in the applicable section of the Zoning Ordinance.
- ALTERATIONS TO NATURAL WATERCOURSES. Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year – 2 hour rain event shall be subject to Development Review Board approval.
- 9. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be 8 feet above the adjacent finished grade, except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.

DEDICATIONS

- 10. RIGHT-OF-WAY DEDICATIONS. Prior to any permit issuance for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
 - a. NORTH 132nd STREET. A twenty-five-foot (25-ft) dedication, for a total of a twenty-five-foot-wide (25-ft) N. 132ND STREET west half-street right-of-way width.
 - b. EAST PINNACLE VISTA DRIVE. A twenty-foot (20-ft) dedication, for a total of a twenty--foot-wide (20-ft) E. Pinnacle Vista Drive west half-street right-of-way width.
- 11. LOCAL RESIDENTIAL PRIVATE STREETS. All local residential private streets shall be contained within a subdivision tract of land that has minimum total width of forty (40) feet, and dedications to the property owner's association consisting of property owners within the subdivision of the development project. All cul-de-sac radius shall comply with fifty-foot (50-ft) radius requirement.
- 12. VEHICLE NON-ACCESS EASEMENT. Prior to issuance of any permits for the development project, the owner shall dedicate a one-foot wide Vehicular Non-Access Easement adjacent to the E. Pinnacle Vista right-of-way, lot line, except at the approved street entrance(s).
- 13. SCENIC CORRIDOR EASEMENT AND IMPROVEMENTS. Prior to issuance of any permit for the development project, the owner shall dedicate a minimum fifty-foot-wide continuous Scenic Corridor Easement along N. 132nd Street front. The width of the Scenic Corridor Easement shall be measured from the new right-of-way. Unless otherwise approved by the Development Review Board, the area within the Scenic Corridor Easement shall be left in a natural condition.
- 14. SCENIC CORRIDOR EASEMENT AND IMPROVEMENTS. Prior to issuance of any permit for the development project, the owner shall dedicate a minimum sixty-foot-wide continuous Scenic Corridor Easement along E. Pinnacle Vista front. The width of the Scenic Corridor Easement shall be measured from the new right-of-way. Unless otherwise approved by the Development Review Board, the area within the Scenic Corridor Easement shall be left in a natural condition.
- 15. VISTA CORRIDOR EASEMENTS. Prior to issuance of any permit for the development project, the owner shall dedicate to the City a continuous Vista Corridor Easement to cover any watercourse with a peak flow rate of 750 cubic feet per second or greater, based on the 100 year 2 hour rain event. The minimum width of the easement(s) shall be one hundred feet. Each easement shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourse. At the time of the Development Review Board submittal, the owner shall stake the boundaries of the Vista Corridor Easement(s), as determined by city staff. Unless approved by the Development Review Board, the area within the Vista Corridor Easements shall be left in a natural state.

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

INFRASTRUCTURE

- 17. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
- 18. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
- 19. CIRCULATION IMPROVEMENTS. Prior to any permit issuance for the development project, the owner shall submit and obtain approval of construction documents to construct the following improvements:
 - a. NORTH 132ND STREET
 - Construct west, half-street, improvements (curb, gutter, sidewalk, pavement, etc.) accordance with the DSPM Street type Local Collector - Rural/ESL With Trail, as specified in the DSPM figure 5-3.15, along project frontage.
 - The half-street construction needs to provide adequate transitions and tapers past property frontage.
 - iii. This project shall provide a paved connection from the subject site to E. Rio Verde Drive. These improvements must be a minimum twenty-feet (20) of paved street with Maricopa edge for a total paved width of twenty-four (24) feet.
 - b. EAST PINNACLE VISTA DRIVE
 - Construct north, half-street, improvements (curb, gutter, sidewalk, pavement, etc.) in accordance with the Local Residential - Rural/ESL With Trails, as specified in the DSPM Figure 5-3.18, along property frontage.
 - ii. The half-street construction shall provide adequate transitions and tapers past property frontage.
 - c. INTERNAL STREETS.
 - i. Construct full-street improvements (curb, gutter, sidewalk, pavement, etc.) in accordance with the Local Residential Rural/ESL Character per DSPM Figure 5-3.18 of the DSPM.
 - ii. Construct sidewalk a minimum six-foot-wide (6-ft) sidewalk along one side of street.
- 20. MULTI-USE TRAIL IMPROVEMENTS. Prior to issuance of any Certificate of Occupancy for the development project, the owner shall construct a minimum eight-foot-wide (8-ft) multi-use trail along N. 132ND STREET. The alignment of the trail shall be subject to approval by the city's Zoning Administrator, or designee, prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual Section 8-3.202.

- 21. WATER AND WASTEWATER IMPROVEMENTS. The owner shall provide all water and wastewater infrastructure improvements, including any onsite and offsite mains, new service lines, connection, fire-hydrants, man-holes and appurtenances necessary to serve the development to include but not be limited to the following:
 - a. WATER
 - i. Construct water main extension along E Rio Verde Drive from current terminus at N. 122nd Street to N 132nd Street.
 - ii. Construct water main extension along N 132nd Street from E Rio Verde Drive to E Pinnacle Vista Drive.
 - Construct water main extension along E Pinnacle Vista Drive from N 132nd Street to west project west boundary.
 - a. SEWER
 - i. Construct "dry" sewer within subdivision cul-de-sacs to N 132nd Street.
 - ii. Payment of sewer in-lieu fees prior to final plat recordation for sewer main along N. 132nd Street and E Pinnacle Vista Drive along property frontages.
- 22. FIRE HYDRANT. The owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

REPORTS AND STUDIES

- 23. DRAINAGE REPORT. Prior to the preliminary plat application submittal, the owner shall submit, and have approved, a Drainage report in accordance with the Design Standards and Policies Manual for the development project. In the drainage report, the owner shall address:
 - a. Provided the 24"x36" full size exhibit showing how existing washes will be regraded.
 - b. Provide working HEC- RAS files.
 - c. Provide bleeder pipes shown on preliminary grading plan
 - d. Create a tract over the major wash area.
- 24. CLOMR/LOMR: Prior to the issuance of any building permit for this subdivision, the applicant must obtain an approved CLOMR/LOMR from FEMA since you are changing the boundaries of an AE flood zone. Discuss in detail how you plan to accomplish this. Provide a timeline of activity. Discuss who, what, when, where and how it will be accomplished. You must provide your own hydrologic and hydraulic modeling. If you plan to wait for another engineer's CLOMR/LOMR approval before you begin work, then you must state this and provide all the relevant information about their CLOMR/LOMR submittal, such Developer, Engineer, current status of LOMR approval, CLOMR/LOMR project schedule.
 - a. Discuss in detail the right of way requirements needed to complete the LOMR and the improvements to 132nd Street. Show the City street classification and cross section.
- 25. BASIS OF DESIGN REPORT (WATER). With the Development Review Board submittal, the owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual. For Preliminary Plat approval, the owner shall address in the Water Basis of Design report the following:

- a. Show and demonstrate all the necessary water extensions to provide service for this project, and those properties adjacent to it, compliant with the guidelines of our Local Area Infrastructure Plan. Reference DSPM Section 6, Sec. 6-1.200.
- b. Update the certified/witnessed fire hydrant flow tests.
- c. Include 500 gallons per minute of minimum fire flow as required per DSPM Section 6-1.501 for dwellings that do not exceed 3,600 square feet. If dwellings are anticipated to be larger than 3,600 square feet of livable space to include calculations for minimum fire flow.
- d. Expand the hydraulic modeling to include Max Day Plus Fire Flow demand in the Final BOD.
- 26. BASIS OF DESIGN REPORT (WASTEWATER). With the Development Review Board submittal, the owner shall submit a Final Basis of Design Report for Wastewater for the development project in accordance with the Design Standards and Policies Manual. For Preliminary Plat approval, the owner shall address in the Wastewater Basis of Design report the following:
 - Demonstrate the sewer extensions necessary to provide service to this project, and those properties adjacent to it, are compliant with the guidelines of our Local Area Infrastructure Plan. Reference DSPM Section 7, Sec. 7-1.200.
 - b. Include utility plans showing the dry sewer to be installed in the cul-de-sacs.



BRAUN PROPERTY

Exhibit A to Attachment 2







Exhibit D to Attachment 2





Exhibit E to Attachment 2

Narrative Braun 20 Acres

ESL Density Incentive Request

Owner: Robert W. Braun Revocable Trust

Prepared by: Land Development Services, LLC

LAND DEVELOPMENT SERVICES

Braun 20 Acres Density Incentive

ATTACHMENT 3

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Table of Contents

Purpose of Request

Context

Density Incentive for Increases in NAOS

Site Plan

Drainage

General Plan

The Guiding Principles of the General Plan

Dynamite Foothills Character Area Plan

Environmentally Sensitive Lands Ordinance

Design Standards & Policy Manual Conformance

Braun 20 Acres Density Incentive

August 2017

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Purpose of Request

This request is for approval of a Density Incentive pursuant to Section 6.1060 of the Environmentally Sensitive Lands Ordinance on an undeveloped 20-acre parcel located at the Northwest Corner of 132nd Street & East Pinnacle Vista Drive (APN 216-77-024C). Existing zoning is R1-70 ESL which currently allows a maximum of 11 single family residential (SFR) lots. The anticipated request would be for an increase of 2 SFR lots resulting in a total of 13 SFR lots. As part of this request for 2 additional lots, there will be an increase in Natural Area Open Space of 2.88 acres. The existing zoning of R1-70 ESL not change.

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Vicinity Map

Context

The subject 20-acre parcel, like most the property surrounding it, is undeveloped desert and is located on the west side of 132nd Street, an unpaved road, about ¹/₄ mile south of Rio Verde Drive. To the north and east of this parcel is the planned Resort Master Plan Community of Reata Ranch. To the west and south is undeveloped property and about 10-12 single family residences. A flood plain impacts approximately 3-acres of the property. Preliminary site planning has taken this into account.

Density Incentive for increases in NAOS

Pursuant to Section 6.1060.C of the Environmentally Sensitive Lands Ordinance, a density incentive bonus not to exceed twenty (20) percent of the density otherwise allowed under Table B in Section 6.1018 may be granted to sites which provide more meaningful NAOS than is required in Section 6.1060.A of the ESL Ordinance. The additional density must be approved by the City Council and meet following criteria:

- 1. The property is currently zoned R1-43, R1-70, R1-130 or R1-190
- The incentive must be calculated using the base NAOS standards for the development project and cannot be used in combination with any reductions in NAOS.
- 3. The additional NAOS must be undeveloped natural area and cannot include revegetated areas.
- 4. The additional NAOS must respond to site conditions and the surrounding context to maximize connections with existing or planned open space on adjoining properties including the McDowell Sonoran Preserve.

The increase in density is calculated by multiplying the percent of gross land area of the parcel to be provided as additional NAOS, times the base density as established in Table B.

Site Plan

The proposed site plan will contain 13 SFR lots. An application for a Preliminary Plat will be submitted to the city as soon as possible relative to the status of this application.

Drainage

There is a flood plain which impacts approximately 3-acres of this parcel. The limits of this area have been defined and will be considered in the final site layout for the Preliminary Plat. The preliminary drainage report for this Site which has been prepared and included with this application address this item in greater detail

General Plan

The Braun 20 Parcel is designated as Rural Neighborhoods. The Rural Neighborhoods land use category is defined as 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

Braun 20 Acres Density Incentive lots are large enough for horses and several existing developments permit horse corrals.

The Guiding Principles of the General Plan

Within the City's General Plan there is a collection of "goals and approaches" intended to integrate the "Guiding Principles" into the planning process and determine if the City's Guiding Principles are being achieved in the context of general land use planning. These six principles, goals and approaches are however not static or inflexible and the General Plan clearly recognizes that, The General Plan is designed to be a broad, flexible document that changes as the community needs, conditions and direction change. It is with this inherent flexibility in mind that the proposed GPA meets and exceeds the goals and vision established in the General Plan by conforming to the guiding principles, goals and approaches as described in this Application.

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 in the City's Planning Zone "E", which is the northernmost zone and includes a variety of master planned communities such as Terravita, Whisper Rock, the Boulders, DC Ranch and Desert Mountain and 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 the 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. The six Guiding Principles are as follows:

- 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

Guiding Principle: Character & Lifestyle

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.

Project Response

The proposed lot layout will be respectful of the natural wash corridors, mature vegetation and flood plain. Building designs will incorporate desert contemporary architecture, low-scale structures (no more than 24' above natural grade, earth-tone colors and indigenous exterior accents in keeping with the ESLO guidelines. Outdoor spaces will be shaded and windows recessed. Outdoor 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 dark-skies policy

Site design for residences will integrate with the natural terrain and preserve view corridors and native vegetation. The character of the landscaping will match the surround environment. The plant palette will predominately consist of native low-water use desert appropriate plant materials. There is one significant wash corridor that traverses the Property. A portion of this wash is designated as a FEMA flood plain. As a result, this corridor will be protected by both drainage and NAOS easements. The project will be dedicating a 40' wide natural vegetation buffer along 132nd Street. In addition, the Density Incentive will leave an additional 20% of the site as undisturbed NAOS.

Guiding Principle: Economic Vitality

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. The Economic Vitality Element recognizes that variety and quality of housing is crucial to the stability of the local economy.

Project Response:

Discussion specific to the importance of housing and neighborhoods as it relates to the overall sustainability of Scottsdale's community is address in the following Housing element.

Guiding Principle: Neighborhoods

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.

Project Response

A public open house was held for this application prior to its submittal to the City for consideration. There was one attendee who did not express any opinion either for or against the proposal.

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.

Project Response: The character of the proposed lots will be to minimize building envelopes compared to traditional R1-70 subdivisions and provide significantly more NAOS. This provides a different type of neighborhood than has traditionally been experienced in R1-70. The additional NAOS provides a natural landscape buffer around the residences. The smaller building envelopes will still have adequate area for outdoor living and activity space but it will be noticeably smaller and thus more intimate than what has traditionally been built.

Guiding Principle: Open Space

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 natural open spaces and recreational opportunities. A wellmanaged system that provides active and passive open space/recreational opportunities is considered an indispensable community feature.

Project Response

A portion of the parcel is impacted by a wash corridor that is designated as a FEMA flood plain. As a result, this corridor will be protected by both drainage and NAOS easements. In addition, the project will be dedicating a 40' wide natural vegetation buffer along 132nd Street plus an additional 20% of the site will be left as undisturbed NAOS.

Braun 20 Acres Density Incentive 7

In addition to the above, specific goals and solutions are identified within the City's General Plan. The following demonstrates how the Braun 20 property addresses those goals and solutions.

Open Space and Recreation Element

Goal #1 – Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.

Response: The owner is proposing to keep approximately 50% of the property as open space. This abundance of open space allows for the protection of the natural desert which the local residents can enjoy. The open space is provided through buffers along the adjacent roadways and by providing designated building envelopes which further restrict development. These building envelopes provide for significant open space areas adjacent to the private lands to the west and north.

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

Response: As mentioned above, approximately 50% of the site will remain as open space. Much of this open space will be placed in tracts and be free of any barriers, allowing residents to freely explore the desert environment. Additionally, with so much open space being provided, the proposed development will maintain its rural character and views to the adjacent McDowell Mountains.

Bullet point nine: Promote creative residential and commercial development techniques consistent with the Character Plan for an area, to further preserve meaningful and accessible open space

<u>Response:</u> The proposed development plan aims to minimize necessary infrastructure by creating short streets with direct access. This development technique provides for additional open space and less disturbed area.

Bullet point twenty: Apply a Desert Scenic Roadway designation along the one mile and half mile streets within the Environmentally Sensitive Lands Ordinance (ESLO) district that are not classified as Scenic Corridors or Buffered Roadways to maintain and enhance open space along roadways in ESL areas.

<u>Response</u>: E. Pinnacle Vista is considered a half-mile street, and therefor qualifies as a Scenic Roadway. This portion of roadway currently serves one residential lot and is basically a driveway however a scenic corridor easement has been placed along the northern half of the roadway adjacent to the proposed development.

Bullet point twenty-two: Promote project designs that are responsive to the natural environment, people's needs, site conditions, and indigenous architectural approaches to provide unique character for the city.

Braun 20 Acres Density Incentive **Response:** The proposed site plan avoids the drainage area that runs west to east through the middle of the property. The two roads were specifically located to avoid this sensitive area.

Bullet point twenty-three: Continue to work with developers in designing land use plans that respect the topography, view corridors, wildlife corridors, and open space that exists. Where possible, enhance existing viewsheds as areas are developed and redeveloped.

Response: The proposed site plan creates abundant open space, and offers a development that avoids impacts to the main drainage way. This allows for a development that maintains its rural character, provides significant desert scenery, and minimizes interruption of view corridors and wildlife corridors.

Dynamite Foothills Character Area Plan

The Braun 20 property is located within the Dynamite Foothills Character Area and as such is committed to fulfilling the 3 goals of the Dynamite Foothills Character Plan. These goals are-

- 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.
- 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.
- 3) Promote open space in accordance with City Shape 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.

In general, the goals and strategies of the Dynamite Foothills Character Area Plan will be respected by preserving the natural and visual qualities of the Sonoran Desert through the use of desert-sensitive development techniques that will blend with the surrounding environment and promote the connection of desert open spaces with trails that create functional linkages.

Specifically, the density incentive increase allows for the owner to provide additional open space which in turn helps maintain the rural character of the site consistent with the Desert Foothills Character Area. The density incentive option incentivizes developers to provide additional open space which allows for a slight density increase. This site serves as a textbook case for the proper use of this option. Additional open space, which otherwise would not have been provided, is provided. In addition, the residential lots would have been larger, as well as the proposed building envelopes. The density incentive increase is the best way to maintain the goals of the Character Area, especially when considering the added density provides only two additional custom lots.

Additionally, the following strategies will be implemented to further insure the goals of the Desert Foothills Character Area Plan are met.

Goal 1 (Preservation of the existing rural desert character)-

- 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. as illustrated by the twin cul-de-sac site plan which eliminates a wash crossing.
- Maintain "dark skies" by prohibiting the use of street lights.
- Promote the use of colors and textures on man-made elements that blend with the surrounding environment.
- Minimize disturbance in natural water courses and preserve the natural drainage patterns.
- Use native plant species and grading techniques that will blend with the surrounding desert.
- Select utility alignments that minimize the disturbance of sensitive desert environments.
- Underground all electric and telephone utilities and direct 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.
- Preserve an additional 20% of the property as Natural Area Open Space and minimize building envelope sizes that will create a greater sense of openness.
- Provide a native plant buffer along 132nd Street.

Goal 2 (Provide guidelines for balancing the topographic diversity)

- 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.

Goal 3 (Promote significant open space)

- Provide visual open space amenities along streets and use natural open space between new development and roadways to preserve existing vistas
- Provide large continuous areas of open space that preserve existing views and maintain a feel of openness.
- Preserve and protect unique natural features.

<u>In addition</u> to the goals and subsequent strategies listed above, the following has been provided to address specific goals and strategies as identified within the Dynamite Foothills Character Area.

Goal #1 – Strategy 1: Existing allowable densities (under current zoning and General Plan designations) area appropriate for all but a few areas on the fringes of the character area as identified on the accompanying map.

<u>Response</u>: The current General Plan allows for a density of one unit per acre or less on this property. The proposed density increase keeps the proposed density at less than one unit per acre, consistent with the General Plan and the Character Area.

Goal #1 – Strategy 2: Use infrastructure to preserve the Rural Desert character.

<u>Response</u>: Proposed infrastructure has been minimized to preserve the Rural Desert character.

Goal #1 – Strategy 3: Promote the use of sight planning techniques which minimize the visual impact of development and promote a Rural Desert character.

Response: Road and residential lots have been planned to minimize disturbance and create abundant open space, specifically in areas along the boundaries of the site. These open space areas maintain the Rural Desert character consistent with the area. In addition, building envelopes have been established to further restrict development and provide additional open space.

Goal #1 – Strategy 5: Use native vegetation in streetscapes. All hardscapes should assume a rustic style appropriate to the area.

<u>Response</u>: Native vegetation will be utilized in streetscapes and along all perimeter roadways. Hardscape will compliment the desert environment and overall character of the area.

Goal #1 – Strategy 6: Provide multiple street and trail access into and throughout residential neighborhoods. Gated communities that restrict vehicular and trail access are discouraged.

Response: Multiple points of access have been provided into the development. The proposed development is not planned to be gated at this time.

Goal #2 – Strategy 4: Encourage property developers to provide meaningful open space following the guidelines of the Desert Preservation Task Force.

<u>Response</u>: The owner has committed to providing open space will above what is required. This open space is located in specific areas that enhance the overall character of the area and protect sensitive areas of the site.

Goal #2 – Strategy 8: Encourage an orderly development pattern extending from existing development.

Response: The property is relatively small at 20 acres. There are no existing developments within the area that connect directly to the property. The planned and approved Reata Ranch community is adjacent to the property to the north, although there are no planned connections to Reata Ranch. 132nd Street and E. Pinnacle Vista are existing streets and are being maintained in their current alignment.

Goal #3 – Strategy 3: Use open space and conservation/preservation areas to preserve a Rural Desert character.

<u>Response</u>: Open space is the predominant feature of this development. Significant open space is being provided (approximately 50% of the site). These areas will be preserved as NAOS with will preserve the Rural Desert character of the area.

Goal #3 – Strategy 4: Encourage open spaces throughout the development projects and on the perimeter of projects where appropriate, to promote an open space transition from development to development, to ensure open space connections and a feel of openness throughout the area.

Response: Open space has been provided throughout the development and along the perimeter of the development. These open space areas provide an open feel to the community, and help maintain the Rural Desert character of the area.

In addition to the Specific Goals and Strategies, the Dynamite Foothills Character Area Plan provides an Implementation Program Design and Performance Guidelines. The following describes how the proposed development plan responds to those guidelines.

Guideline One

Guideline One covers a broad array of topics as it relates to development and Low Density Single Family Uses. Topics include Locational standards, Sensitivity to

Braun 20 Acres Density Incentive

Setting, and Physical Character. The development is proposing very low residential development (less than 1 unit per acre) which is consistent with the Dynamite Foothills Character Area Plan and the area itself, Reata Ranch, which borders the site to the north, is approved for 1.5 units per acre by comparison. The proposed density allows for the gradual transition from higher densities to the north (nearest the major roadway, E. Rio Verde Drive) to lower densities further from the major roadway. The proposed development includes well-defined planned building envelopes. These building envelopes identify construction areas and have been sighted to avoid any significant environmental areas on the property. Slopes are generally less than 10% across the entire property with a few small exceptions. These areas include the small side slopes of a wash, or localized topographic anomaly. This property is considered generally flat or gentle, and is not at the base of any significant landform or mountain. The site is void of any rock outcrops or other significant topographic features. Grading shall be kept to a minimum and only occur for constructing infrastructure or making improvements individual homesites, which will occur only in designated building envelopes and areas allowed for driveway access. Single Family Residential homes will be designed and built in custom fashion, which allows for the structures to respond to the natural from of the land. Buildings should utilize architectural styles consistent with the area and that compliment the surrounding desert. Massing should be consistent with the scale of the development and relate to the overall site.

Environmentally Sensitive Lands Ordinance

The purpose of the ESL District is to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands. The Braun 20 project will uphold the ESLO objectives in the following ways:

- Preservation of NAOS.
- Sensitive placement of golf holes, paths, clubhouse, maintenance facilities and internal roadways to complement the natural landscape.
- Preservation of undisturbed native vegetation and re-vegetate areas with ESLO desert plantings where disturbed by construction.
- Protect and preserve significant topographic features, washes, large boulder outcroppings and vista corridors.
- Maintain wildlife habitats through preservation of natural washes and connective NAOS.
- Utilized desert appropriate architecture and materials through the integration of deep overhangs, recessed windows, indigenous building materials, and context appropriate color palette, to name a few.

Design Standards & Policies Manual

Scottsdale has established a set of guidelines for the design of public and private projects within the city. These guidelines are contained within the Design Standards and Policy Manual, commonly known as the DS&PM. The DS&PM is made up of 12 chapters all dealing with various areas of public and private development issues and is intended to provide direction during final design and preparation of the construction documents for development within the City of Scottsdale.

Detailed design for Braun 20 acres will comply with the standards and policies conveyed by the DS&PM as follows

- Natural site features such as washes, boulder outcrops and native vegetation will be left in their natural state as much as possible. Improvements that are required to natural washes will complement their natural function and appearance.
- Concrete for exposed drainage structures, sidewalks, curbs, gutters and driveways will be integrally colored to match the surrounding environment.
- Roadway cross-sections will comply with ESL (Environmentally Sensitive Lands) standards as illustrated in the DS&PM.
- Only local native rock will be used for erosion protection.
- Roadway and driveway alignments will be selected to minimize disruption to the natural drainage patterns of the site. Where crossings are necessary, detailed analysis will be done to ensure that there are no adverse impacts downstream to flow patterns, flow rates, erosion and sediment transport.
- Cut & fill slopes will be graded to blend back into the natural terrain. Where
 retaining walls are required heights will be kept to a minimum and terracing will be
 incorporated to avoid "tall" wall impacts.
- Emergency access will meet or exceed Scottsdale Fire Department requirements.
- Storm water storage basins and drainage channels will comply with DS&PM standards. In addition, they will be shaped to be "free-form" so as to blend into the natural desert surroundings. Landscape material will generally be native plants capable of surviving periodic inundation such as the species identified in section 2-1.903 of the DS&PM.
- To minimize impact, utility lines will be located in road and driveway corridors as much as possible. In cases where Utility lines cannot follow a road or driveway corridor, they will be located in easements or separate tracts and where desert materials are damaged due to the installation, re-vegetation will be provided.


ATTACHMENT #4



ATTACHMENT #5

ATTACHMENT 6





Distant Mountain Views



August 2017 955-PA-2016

CITIZEN INVOLVEMENT REPORT

Braun 20 Acres ESL Density Incentive Request

Applicant:



Suite 104 7525 East Camelback Road Scottsdale, AZ 85251 (480) 946-5020



ESL Density Incentive Request for Braun 20 Acres

ATTACHMENT 8

14-ZN-2017 9/1/2017

Back Ground

The following is the report for the neighborhood involvement activities that were undertaken with respect to a proposed ESL Density Incentive request which is being filed under 955-PA-2016. The proposed request is for a R1-70 ESL, 20-acre parcel to allow for a change in the number of single-family residential lots from 11 to 13. As part of this increase in the number of lots the owner will be providing additional Natural Area Open Space.

The existing zoning of the property will not change from its current R1-70 ESL. The subject Property is a 20-acre Parcel located on the west side of 132nd Street ¼ mile south of Rio Verde Drive.

Neighborhood Outreach

In our effort to solicit public feedback and to ensure that all interested parties had an opportunity to comment and participate in this request, the applicant performed the following:

- Held an Open House neighborhood meeting on August 8, 2017 from 5:30 PM to 6:30 PM at the Mustang Library located at 10101 North 90th Street in Scottsdale.
- Posted the subject property with the date, time and location of the Open House meeting
- Sent out notification a minimum of 10 days in advance of the open house, via first class mail, to all property owners within 750 feet in addition to all parties listed on the city's <u>Interested Parties List.</u>

There was a single attendee at the open house meeting. The attendee was Sonnie Kirtly representing the Coalition of Greater Scottsdale (COGS). Ms. Kirtly did not express any objections to the project.



August 2017 955-PA-2016

Appendix

- Open House Notification Letter
- Affidavit of Posting for Open House Meeting
- Citizen Review Check List
- Open House Sign-In Sheet



ESL Density Incentive Request for Braun 20 Acres

Notice of Open House Meeting

All Neighbors and interested persons are invited to attend an Open House meeting for the consideration and discussion of a proposed change to the land use entitlements on a 20-acre parcel to allow for a change in the number of single-family residential lots from 11 to 13. As part of this increase in the number of lots the owner will be providing additional Natural Area Open Space.

The existing zoning of the property will not change from its current R1-70 ESL. The subject Property is a 20-acre Parcel located on the west side of 132nd Street ¼ mile south of Rio Verde Drive.

The Open House is scheduled to take place on-

Tuesday August 8, 2017

Time: 5:30 pm to 6:30 pm

Location: Mustang Library - 10101 N 90th Street, Scottsdale 85258

The Mustang library is located on the east side of 90th Street about 1/2 mile south of Shea Blvd.

Pre-application file #: 955-PA-2016

Applicant: David Gulino, Land Development Services, LLC. <u>dgulino@ldservices.net</u> (480) 946-5020

City of Scottsdale contact: Jesus Murillo <u>JMurillo@ScottsdaleAZ.gov</u> (480) 312-7849.

A copy of the application can be reviewed after its submittal to the City at the Development Services Department, Planning Division, in Suite 105, 7447 East Indian School Road, Scottsdale, Arizona; or call the city at 480-312-7000. For more information via the internet you may visit the City's website at <u>WWW.ScottsdaleAZ.gov</u>

	Affidavit of Posting			
Rec	Required: Signed, Notarized originals. ommended: E-mail copy to your project coordinator.			
Project Under Considera	tion Sign (White) 🔲 Public Hearing Notice Sign (Red)			
Case Number:	955-PA-2016			
Project Name:				
Location:	SWC 132nd St and Rio Verde Dr			
Site Posting Date:				
Applicant Name:	Land Development Services LLC			
Sign Company Name:	Dynamite Signs			
Phone Number:	480-585-3031			
Applicant Signature	Date Date Date Office no later the			
Applicant Signature	$\frac{1}{28/17}$			

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Time: Location: Tuesday, August 8, 2017 5:30P.M. - 6:30 P.M. Mustang Library - 10101 N 90th Street Scottsdale, AZ 85258

Site Address: S. of the SWC of 132nd St & Rio Verde Dr. Project Overview:

- Request: Approval of a Density Incentive to allow for 2 additional residential lots from 11 to 13 in exchange for additional NAOS dedications
- Description of Project and Proposed Use: Existing Land Use is not changing (R1-70 ESL). Request is for an additional residential lots.
- Site Acreage: 20 +/- Acres

• Site Zoning: R1-70 ESL

Applicant Contact:

David Gulino, Land Development Services 480-946-5020 dgulino@ldservices.net City Contact: Jesus Murillo 480-312-7849 JMurillo@scottsdaleAZ.gov

Pre-Application #: 955-PA-2016 Available at City of Scottsdale: 480-312-7000 Project information may be researched at: Posting Date: 7/28/17 https://eservices.scottsadaleaz.gov/bldgresources/Preapp/Search

-Penalty for removing or defacing sign prior to date of last hearing -Apply ant Cespersible for Sign. Removal .



Citizen Review Checklist

The Citizen Review Process is required for all: Rezonings, Zoning Stipulation Amendments, Council Approved Amended Development Standards, and City Council Site Plan Approvals. This packet has been prepared in conformance with and as a supplement to Zoning Ordinance, Section 1.305.C, Citizen Review Process. *If you have questions on these requirements, please contact the Current Planning Division at 480-312-7000*

This	application	is	for	a:	
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- Rezoning
- Zoning Stipulation Amendments
- City Council Approved Amended Development Standards
- □ City Council Site Plan Approvals

If you are filing for a General Plan amendment, you must comply with Resolution 5135 for Neighborhood Involvement. If you are filing an application for any other type of project you need a Neighborhood Notification Packet; please contact your Project Coordinator for more information.

The Citizen Review Process ensures early notification and involvement prior to the filing of a formal application.

Step 1: Citizen Review Plan: Provide a written statement to your Project Coordinator, at least two weeks prior to the first open house meeting, outlining the information below.

To:

- Where and when the open house will be held
- How and when neighbors will be notified:

Provide information by:

- 1st Class Letter or Postcard
- □ In Person
- D Phone call
- Certified Mail
- Door Hangers/Flyers

All property owners and HOAs within proposed area

- Property owners and HOAs within 750'
 School District(s)*
- Interested Party list (provided by Project Coordinator)
- Residents/Tenants
- When the "Project Under Consideration" sign will be posted and what it will say
- How many neighborhood meetings will be held?

* School districts shall be notified 30 days prior to filing the formal application when the rezoning from a non-residential to a residential district or when greater residential densities are proposed. Refer to the Collaborative City and School Planning packet.

- Step 2: Project Under Consideration: Post the Sign (4'x4' Black and White sign) post on-site at least ten (10) calendar days prior to the first open house meeting. The sign shall include the following:
 - Project Overview: description of request, proposed use, site acreage, application type (e.g. Zoning District Map Amendment) existing and proposed site zoning district,
 - Time, Date and Location of the open house meeting/s
 - Applicant and City Staff Contact Information- contact persons and phone numbers to call for more information, and the Pre-Application number
 - City's web site address: www.scottsdaleAZ.gov/projects/ProjectsInProcess
 - Sign posting date
 - Any additional information indicated on Project Under Consideration Sign Posting Requirements

Planning and Development Services Division

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



Citizen Review Checklist

Step 3:

: Notification Letters: Send a letter, by first class mail at least ten (10) calendar days* prior to the open house meeting. Include the following items:

- Time, date, and location of the open house meeting
- Applicant and City staff contacts, telephone numbers and email addresses
- City case file number (Pre-Application Number) and City web site address
- A detailed description of the project and information concerning the applicant's request
- Application type (e.g. Zoning District Map Amendment)
- Existing and proposed site zoning district
- Preliminary site plan and/or project location map

Step 4: Open House Meeting: Hold the Open House Neighborhood Meeting onsite or at a location near the site, within 45 days prior to your formal submittal. E-mail open house information to project coordinator and to: planninginfo@scottsdaleaz.gov. From the Open House provide the following:

- Sign-in sheets
- Comment sheets
- Written summary of meeting.
- Additional Open House Meeting(s) required _____. In some cases, the City of Scottsdale Project Coordinator may require more than one applicant-held Open House. Additional open house meetings have the same requirements and shall be advertised in the same manner as the initial open house meeting.
- Step 5: Complete a Citizen Review Report: All citizen outreach and input shall be documented in the Citizen Review Report and shall be submitted with the formal application. The Citizen Review Report shall include:
 - A. Details of the methods used to involve the public including:
 - 1. A map showing the number of and where notified neighbors are located.
 - 2. A list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
 - 3. The dates contacted, how they were contacted, and the number of times contacted.
 - 4. Copies of letters or other means used to contact neighbors, school districts, and HOA's.
 - 5. List of dates and locations of all meetings
 - 6. The Open house sign-in sheets, a list of people that participated in the process, and comment sheets.
 - 7. The completed affidavit of sign posting with a time/date stamped photo. (See related resources)
 - B. A written summary of the comments, issues, concerns and problems expressed by citizens during the process including:
 - 1. The substance of the comments, issues, concerns and problems.
 - 2. The method by which the applicant has addressed or intends to address the issues, concerns and problems identified during the process.

Related Resources:

Project Under Consideration Sign Posting Requirements

- Public Hearing Sign Posting
- Collaborative City and School Planning packet



Planning and Development Services Division

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

Braun 20-Acres

995-TA-2016 Open House Mustang Library 8-Aug-17 5:30 pm to 6:30 pm

This request is for a Density Incentive Approval on an undeveloped 20-acre parcel located at the Northwest Corner of 132nd Street & East Pinnacle Vista Drive (APN 216-77-024C). Mr. Robert Braun, owner, is requesting approval for two (2) additional single-family residential lots. If approved, the total lot count will go from 11 lots to 13 lots. The existing zoning is R1-70 ESL and will not change if this request is approved. The approval of this request will result in the dedication of additional NAOS

		Sign up Sheet	and the second sec
Name		Address	Email/Phone
Sonn	- 1-16	7904 E Chapanal A110-127	COGS@CO9SAZ.nee
John	The	H-110-127	
	/		





August 24, 2017

Cave Creek School District P.O. Box 426 Cave Creek, AZ 85327

Scottsdale Zoning Change Request 955-PA-2016

This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article 1, Administrative and Procedures, Section 1.1500, Collaborative and School Planning.

We are applying for a zoning change for approval of a Density Incentive pursuant to Section 6.1060 of the Environmentally Sensitive Lands Ordinance on an undeveloped 20-acre parcel located at the Southwest Corner of 132nd Street & East Oberlin Way (APN 216-77-024C) in Scottsdale. The existing zoning is R1-70 ESL which currently allows a maximum of 11 single family residential (SFR) lots. The subject request would allow an increase of 2 SFR lots resulting in a total of 13 SFR lots.

Enclosed is a location map, site plan and Determination Form. We ask that you complete the following form and return to me at:

7525 East Camelback Road Suite 104 Scottsdale AZ 85251

We are happy to meet with you or discuss via a phone call this proposed zoning change.

Thank you, David Gulino



Rio Verde Drive



BRAUN PROPERTY

Care Rectiment 202 Proj R E 1 1



SCHOOL DISTRICT

Determination of Adequate Facilities

City of Scottsdale Project Number: 955PA-2016	
Project name: Braun 20 acres	
	t & Oberlin Way
Project Location Southwest Corner 132nd Stree	
Applicant Name: Land Development Services-David Gulino	Phone: (602) 330-5252
Applicant E-mail: DGulino@LDServices.net	_ Fax:
School District: Cave Creek School District	
I, hereby certify that the following deter Referenced project:	mination has been made in regards to the
The school district had adequate school facilities to accomstudents generated by the proposed rezoning within the s	modate the projected number of additional chool district's attendance area; or
The school district will have adequate school facilities via constructed within one year of the date of notification of the district's attendance area; or	a planned capital improvement to be the district and located within the school
The school district has determined an existing or propose can be provide adequate school facilities for the projected	d charter school as contracted by the distric l increase in students; or
The applicant and the school district have entered into an adequate school facilities within the school district's atten agreement is attached hereto); or	agreement to provide, or help to provide, dance area in a timely manner (a copy said
The school district does not have adequate school facilitie attributable to the rezoning.	es to accommodate projected growth
Attached are the following documents supporting the above ce	rtification:
 Maps of the attendance areas for elementary, middle and Calculations of the number of students that would be ger School capacity and attendance trends for the past three 	erated by the additional nomes.
Or; hereby request a thirty (30) da	y extension of the original discussion and
response time.	
	Date
Superintendent or Designee	Date
Planning and Development Services D	epartment

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



SCHOOL DISTRICT

Determination of Adequate Facilities

City of Scottsdale Project Number: 955PA-2016	
Project name: Braun 20 acres	
Project Location Southwest Corner 132nd Street	& Oberlin Way
Applicant Name: Land Development Services-David Gulino	
DCulino@I DSorvices not	Fax:
School District Cave Creek School District	
I. Kent Fri 36n hereby certify that the following determine Referenced project:	nation has been made in regards to the
The school district had adequate school facilities to accomm students generated by the proposed rezoning within the sch	nodate the projected number of additional nool district's attendance area; or
The school district will have adequate school facilities via a constructed within one year of the date of notification of the district's attendance area; or	planned capital improvement to be district and located within the school
The school district has determined an existing or proposed of can be provide adequate school facilities for the projected in	charter school as contracted by the district increase in students; or
The applicant and the school district have entered into an apadequate school facilities within the school district's attendate agreement is attached hereto); or	greement to provide, or help to provide, ance area in a timely manner (a copy said
The school district does not have adequate school facilities attributable to the rezoning.	to accommodate projected growth
Attached are the following documents supporting the above certification of the above certification of the second s	fication:
 Maps of the attendance areas for elementary, middle and h Calculations of the number of students that would be gener School capacity and attendance trends for the past three year 	rated by the additional homes.
Or; l,, hereby request a thirty (30) day response time	extension of the original discussion and
Vat Turon	9/5/17
Superintendent or Designee	Date / /
Planning and Development Services De 7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • Pho	partment one: 480-312-7000 + Fax: 480-312-7088

School District

Revision Date: 9-Mar-10

City Notifications – Mailing List Selection Map



ATTACHMENT #9

CITY COUNCIL REPORT



Meeting Date: General Plan Element: General Plan Goal: August 28, 2019 Land Use Create a sense of community through land uses

ACTION

Braun 20 14-ZN-2017

Request to consider the following:

Adopt Resolution No. 11556 approving a Density Incentive for increases in Natural Area Open Space (NAOS), on a Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoned parcel, to increase the allowed number of lots, from eleven to thirteen, at a property located at the northwest corner of N. 132nd Street and E. Pinnacle Vista Drive (parcel number 216-77-024C).

Goal/Purpose of Request

The development proposal includes 1.58 acres of additional NAOS in exchange an increase the number of lots from eleven (11) to thirteen (13).

Key Items for Consideration

- The parcel contains watercourses with a 100-year peak flow rate.
- Dedication of an additional 1.58 acres of Natural Area Open Space (NAOS) with the proposed NAOS Density Incentive.
- Dedication of an additional 1.58 acres of Natural Area Open Space (NAOS) with the future proposed preliminary plat application.
- A total of 3.17 acres of additional Natural Area Open Space (NAOS) with this project.
- Dedication of a 20-foot half-street located along the southern property line of the parcel.
- Planning Commission heard this case on June 26, 2019 and recommended approval by a vote of 6-0

OWNER

Robert Braun 602-955-4464

APPLICANT CONTACT

David Gulino Land Development Services, LLC. 480-946-5020



LOCATION

Located at the northwest corner of E. Pinnacle Vista Road and N. 132nd Street

BACKGROUND

General Plan

The City of Scottsdale General Plan 2001 Conceptual Land Use Map designates the subject property as Rural Neighborhoods. Within the Rural Neighborhoods category, land uses typically include areas of relatively large lot single-family neighborhoods or subdivisions where densities are usually one house per acre (or more) of land.

Character Area Plan

The 2001 General Plan established Character Area planning as a means of ensuring that quality of development and consistency of character drive Scottsdale's General Plan within the context of community-wide goals. The subject property is located within the Dynamite Foothills Character Area boundary. The Dynamite Foothills Character Area is located generally between Scottsdale's McDowell Mountain Preserve on the south, the Lone Mountain Road Alignment to the north, and east of 112th street to the City's terminus at 136th Street (See Attachment #6). Properties within the Dynamite Foothills Character of the area, recognize the topographic diversity within the area, and promote open space.

Zoning

This site is zoned Single-family Residential, Environmentally Sensitive Lands (R1-70/ESL) District, which allows single-family residential uses and has an Environmentally Sensitive Lands Overlay zoning designation. The subject parcel, parcel 216-77-024C, was annexed into the City in October of 1983. The annexed parcel was rezoned from the county designation to Single-Family Residential, Hillside District (R1-70/HD/HC) zoning designation through case 32-ZN-1982.

In 1991, the Environmentally Sensitive Lands (ESL) overlay was added as an amendment to the Hillside District overlay. The newly adopted ESL overlay included these subject properties; which were previously zoned into the earlier Hillside District overlay area. The current ESL overlay version took effect in February of 2004. This version of the ESL overlay categorized this site within its most current zoning designation, as described above.

Context

The subject property is located at the northwest corner of E. Pinnacle Vista Road and N. 132nd Street. The approved, but not yet developed, "Reatta Ranch Guest Ranch" site is located to the north and east of this site. The majority of the properties surrounding the site are currently undeveloped, but there are a few single-family homes located immediately to the west of the property. Please refer to context graphics attached (See Attachment #1 and 1A).

Adjacent Uses and Zoning

- North: Resort/Townhouse Residential District, Environmentally Sensitive Lands, zoned R-4R ESL: Reatta Ranch Guest Ranch.
- South: Single-family Residential, Environmentally Sensitive Lands, zoned R1-70/ESL; single-. family homes and vacant lands.
- East: Resort/Townhouse Residential District, Environmentally Sensitive Lands, zoned R-4R ESL; Reatta Ranch Guest Ranch.
- Single-family Residential, Environmentally Sensitive Lands, zoned R1-130/ESL; single-West: family homes and vacant lands.

Other Related Policies, References:

Scottsdale General Plan 2001, as amended Dynamite Foothills Character Area Plan Zoning Ordinance 32-ZN-1982, 20-AB-1986, and 15-ZN-2011

APPLICANTS PROPOSAL

Development Information

The applicant's request is to increase the density for a proposed subdivision within a Single-Family Residential, Environmentally Sensitive Lands District (R1-70 ESL), with future amended development standards. The request for amended development standards will be requested from the Development Review Board through the preliminary plat application process. The request for a Density Incentive includes an increase in NAOS as specified in the ESL ordinance. This increase would allow for the development of the proposed minor subdivision to increase the number of lots from eleven (11) to thirteen (13) (See Exhibit A to Exhibit 2).

- **Existing Use:** Vacant Land (Approved CLOMR) Proposed Use: 13-lot subdivision Parcel Size: 20 acres gross Building Height Allowed: 24 feet **Building Height Proposed:** 24 feet **Open Space Required:** 6.03 acres Open Space Provided: 9.17 acres Density Allowed (current zoning): 0.55 du/ac (11 lots) Density Allowed (Density Incentive): 0.66 du/ac (13 lots) 0.65 du/ac (13 lost)
- **Density Proposed:**

IMPACT ANALYSIS

Dynamite Foothills Character Area Plan

The vision of the Dynamite Foothills Character Area Plan is that of Rural Desert Character with an element of openness. Projects located within the Dynamite Foothills Character Area preserve natural open space areas and scenic and vista corridors, provide minimal impact development with low building footprints, support trails and connections, and maintain natural vegetation. For larger developments, sensitivity to topography, vegetation and natural drainage are of the utmost priority. The Dynamite Foothills Character Area Plan considers low scale land uses similar in character to residential development as appropriate for the area, along with the preservation of meaningful open space. In this instance, the applicant is proposing a low-scale residential density (0.65 dwelling units per acre) that provides more Natural Area Open Space (NAOS) than required by ordinance (roughly 65% more than required). The wash being modified is part of a regional CLOMR approved through the Reatta Ranch Guest Ranch Project approved by the City Council in June of 2016.

Land Use

In addition to the City of Scottsdale General Plan 2001, the analysis for the rezoning request has been evaluated against the Dynamite Foothills Character Area Plan and Implementation Program, as well as the Environmentally Sensitive Lands (ESL) overlay. The Character Area Plan, and its implementation program, encourages development with rural character and sensitive design. The ESL ordinance focuses on preservation of environmental features and implements sensitive design principles found in the Dynamite Foothills Character Area Plan and Implementation Program. The character area plan defines appropriate design for project applications which include: providing additional Natural Area Open Space (NAOS) in access of the required amount, development in response to natural terrain.

The Dynamite Foothills Character Area Plan states that the existing allowable densities under current zoning and General Plan designations are appropriate for all but a few areas. Densities under the current General Plan designation of Rural Neighborhoods are usually one house per one acre or more of land which the applicant proposes to maintain. Current zoning densities are that of 1.61 acre lots (0.55 dwelling units per acre). The proposal requests an increase in zoning density, from 0.55 dwelling units per acre to 0.65 dwelling units per acre; in an area not identified by the Dynamite Foothills Character Area Plan for zoning density adjustments.

The Dynamite Foothills Character Area Implementation Program states that construction envelopes should not be placed on slopes over fifteen (15%) percent. The intent is to use construction envelopes to protect more sensitive terrain. Likewise, the ESL ordinance states that any additional dedicated NAOS, especially when dedicated as justification for an amendment to a development standard, shall remain natural and in a protected tract. The majority of the slopes on this site are affiliated with the large desert wash located in the center of the site. The applicant has been stipulated to create a protected tract over that major wash. The tract will encompass the areas of the large wash area containing the only slopes close to the fifteen (15%) percent (See Exhibit B to Exhibit #2).

The Zoning Ordinance allows for a maximum increase in density of twenty (20) percent and requires an additional required NAOS dedication of a minimum of twenty (20) percent. Under the standard Zoning Ordinance Sec. 5.014, eleven (11) lots would be permitted and 6.03 acres of NAOS would be required, based on the gross lot area. The owner requests thirteen (13) lots, and is proposing to dedicate a total 9.17 acres of NAOS, thirty-five (35) percent of additional NAOS. The dedication of an additional 1.58 acres of Natural Area Open Space (NAOS) as the justification for the proposed NAOS Density Incentive. The owner is also proposing the dedication of an additional 1.58 acres of NAOS, for the justification of amended development standards, with the future proposed preliminary plat application (Exhibit B to Exhibit 2). The thirteen (13) lot subdivision meets the maximum allowable density increase of twenty (20) percent.

The applicant will also be requesting amended development standards due to site constraining geographical features, including one major desert wash and two smaller significant washes within its limits. The amended development standards that are requested are for required lot widths, setbacks, and minimum lot size. Applicant is requesting approximately twenty-five (25%) percent decrease for the required lot size and required setbacks. Reduction in minimum lot size is from 70,000 square feet to 52,500 square feet. Reduction in lot width shall be for flag lots only (See Exhibit D to Exhibit 2).

Transportation/Trails

The proposal identifies two separate gated entrances in to the proposed 13-lot subdivision. Each proposed gated street and cul-de-sac will access six or seven lots. All access will be provided from N. 132nd Street. The owner will provide a minimum 50-foot-wide Desert Scenic buffer along the N. 132nd Street frontage, and a 60-foot buffer along the E. Pinnacle Vista Drive frontage. Having two entrances reduces the amount of asphalt than that required by only having one bisected street (See Exhibit C to Exhibit 2). All internal streets will meet the Design Standards and Policies Manual widths and improvements for ESL local-residential, character design.

The proposal has been stipulated to provide half-street improvements (curb, gutter, pavement, etc.), in accordance with the Design Standards and Policies Manual Local - Rural/ESL Character design, along N. 132nd street.

Water/Sewer

The updated basis of water/wastewater reports and the sewer reports, for the subject Density Incentive for NAOS case, are conceptually acceptable to the City's Water and Sewer department. The applicant will be required to design, construct, and upgrade any water and sewer infrastructure necessary to provide services to the site.

Public Safety

The applicant has agreed to provide the adequate street right-of-way dedications for all the right-ofway that shall remain as public access. The street right-of-way dedication has been stipulated according to the Transportation Master Plan and the Local Area Infrastructure Plans. Design of the internal private-streets will conform to ESL local residential.

Additionally, a minimum 40-foot-wide Emergency and Service Access Vehicle Easement will be provided over all private internal streets.

School District Comments/Review

The site is located within the Cave Creek School District service boundary. The School District has provided a determination that the school district has adequate facilities to accommodate the project number of additional students generated by the proposed Density Incentive for NAOS within the attendance area.

Open Space

The Dynamite Foothills Character Area Plan, Implementation Program, and the Environmentally Sensitive Lands ordinance state that slopes and sensitive natural features should be protected. The City's Stormwater Ordinance and Character Area Plan looks to restrict development in watercourses, flood plains and washes. The proposed NAOS plan shows the washes being protected, with smaller washes being crossed by the main road. NAOS is also proposed over the remaining smaller wash corridors. The provided drainage report did identify washes that are large enough to qualify for protection as vista corridor easements. The project has been stipulated to provide these easements. This wash is included in a CLOMR that that was approved with the Reatta Ranch Guest Ranch project located to the north and east of this site.

The owner requests thirteen (13) lots and is proposing to dedicate a total 9.17 acres of NAOS, thirtyfive (35) percent of additional NAOS. The dedication of an additional 1.58 acres of Natural Area Open Space (NAOS) as the justification for the proposed NAOS Density Incentive. The owner is also proposing the dedication of an additional 1.58 acres of NAOS, for the justification of amended development standards, with the future proposed preliminary plat application (Exhibit B to Exhibit 2).

Community Involvement

Property owners within 750 feet of the site have been notified and the site is posted with the required signage for the subject rezoning case. The applicant also hosted an open house meeting, on August 8, 2017, at the Mustang Library (See Attachment #7).

Staff received one phone call from a resident regarding this Density Incentive application. Staff called back the resident and met with them in-person. The resident inquired about the Density Incentive process, and asked questions. The resided inquired about how the property might affect her site, and what option she might have to develop her site. The resident did not express opposition to the project at that time.

Staff more recently had a conversation with the resident and provided an update with the project. The resident did not express opposition to the project, just process and timing questions.

City staff then mailed postcards to property owners within 750-feet of the subject site and interested parties notifying them of the Planning Commission hearing date, time, and location. Staff did not receive any additional communication.

Policy Implications

The Density Incentive within the R1-70 ESL is consistent with the City of Scottsdale's General Plan for this project. The Density Incentive for increase in NAOS allows for the same uses as R1-70 ESL.

The Dynamite Foothills Character Area Plan and Implementation Program recommends that existing allowable densities under current zoning and General Plan designations are appropriate for the

subject properties. The request is to maintain the existing General Plan designations (Rural Neighborhoods and Natural Open Space) but not the current zoning densities. The proposed densities are in similar character with surrounding properties to the north and east, and additional NAOS has been provided beyond Zoning Ordinance minimum requirements.

The applicant shall be required to submit for separate approval and recordation of the Final Plat. All case stipulations must be met before the approval and recordation of the Final Plat.

OTHER BOARDS AND COMMISSIONS

Planning Commission:

Planning Commission heard this case on June 26, 2019 and recommended approval with a 6-0 vote.

Staff Recommendation to Planning Commission:

Staff recommended that the Planning Commission find that the Density Incentive for Increase in NAOS criteria have been met, and determine that the proposed Density Incentive is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval the Density Incentive for Increase in NAOS, per the attached stipulations.

RECOMMENDATION

Recommended Approach:

Adopt Resolution No. 11556 approving a Density Incentive for increases in Natural Area Open Space (NAOS), on a Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoned parcel, to increase the allowed number of lots, from eleven to thirteen, at a property located at the northwest corner of N. 132nd Street and E. Pinnacle Vista Drive (parcel number 216-77-024C).

RESPONSIBLE DEPARTMENT

Planning and Development Services Current Planning Services

STAFF CONTACT

Jesus Murillo Senior Planner 480-312-7849 E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY

Jesus Murillo, Report Author

8-5-19

Date

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

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

8/6/2019 Date Date

ATTACHMENTS

- 1. Context Aerial
- 1A. Aerial Close-Up
- Resolution. 11556
 Exhibit 1: Stipulations
 Exhibit A to Exhibit 2: Site Plan/Subdivision Plat
 Exhibit B to Exhibit 2: NAOS Plan
 Exhibit C to Exhibit 2: Scenic Corridor and No Development Setback Plan
 Exhibit D to Exhibit 2: Construction Envelope
 Exhibit E to Exhibit 2: Circulation Plan
 Exhibit 2: Zoning Map
 Exhibit 2: Zoning Map
 Exhibit 2: Construction Envelope
 Exhibit 2: Zoning Map
 Exhibit
- 3. Applicant's Narrative
- 4. General Plan Land Use Map
- 5. Environmental Features Map
- 6. Dynamite Foothills Character Area Plan
- 7. Neighborhood Involvement Report
- 8. City Notification Map
- 9. June 26, 2019 Planning Commission Minutes



ATTACHMENT #1

Single-Ramily Residential Environmentally Sensitive Lands Fraesfield Trailhead

N. 132nd Street

E. Rio Verde Drive

Resort-Townhouse Residential Environmentally Sensitive Lands

Single-Family Residential Environmentally Sensitive Lands

Q.S.

50-59

Braun 20

Google Earth Pro Imagery

SITE

Single-Family Residential Environmentally Sensitive Lands

E. Pinnacle Vista





Resoft-Townhouse Residential Environmentally Sensitive Lands

ATTACHMENT #1A

RESOLUTION NO. 11556

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, GRANTING A DENSITY INCENTIVE FOR BRAUN 20 PROPERTY DEVELOPMENT, FOR INCREASES IN NATURAL AREA OPEN SPACE ON A SINGLE-FAMILY RESIDENTIAL, ENVIRONMENTALLY SENSITIVE LANDS (R1-70 ESL) ZONED PARCEL, TO INCREASE THE ALLOWED NUMBER OF LOTS, FROM ELEVEN TO THIRTEEN, AT A PROPERTY LOCATED AT THE NORTHWEST CORNER OF N. 132ND STREET AND E. PINNACLE VISTA DRIVE (PARCEL NUMBER 216-77-024C)

(Braun 20)

WHEREAS, the Planning Commission held a public hearing on June 26, 2019; and

WHEREAS, the City Council held a public hearing on August 28, 2019.

WHEREAS, the Environmentally Sensitive Land Ordinance allows the City Council to grant a density incentive not to exceed 20% of the density allowed to applicants who provide more meaningful Natural Area Open Space than is required provided the following criteria are met:

a) The bonus applies only in the R1-43, R1-70, R1-130, and R1-190 residential zoning districts

b) The incentive must be calculated using the base Natural Area Open Space standards for the development project, and cannot be used in combination with any reductions in Natural Area Open Space

c) The additional Natural Area Open Space must be undeveloped natural area and cannot include revegetated areas

d) The Additional Natural Area Open Space must respond to side conditions and the surrounding context to maximize connections with existing or planed open space on adjoining properties including the McDowell Sonoran Preserve (Zoning Ordinance Section 6.1060.C).

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

Section 1. That the City Council hereby finds that the above criteria have been met.

Resolution No. 11556 Page 1 of 2

17556907v1

ATTACHMENT 2

Section 2. That the City Council hereby approves the requested density for increases in Natural Area Open Space on a Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoned parcel to increase the allowed number of lots from eleven to thirteen at a property located at the northwest corner of N. 132nd Street and E. Pinnacle Vista Drive (parcel number 216-77-024C) as set forth in Case No. 14-ZN-2017.

Section 3. The property that is subject of the Natural Area Open Space standards is shown on **Exhibit 1** and the Natural Area Open Space standards is conditioned upon compliance with all of the stipulations that are set forth in **Exhibit 2**. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of ______, 2019.

ATTEST:

CITY OF SCOTTSDALE, an Arizona municipal corporation

By:

W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:

Carolyn Jagger, City Clerk

OFFICE OF THE CITY ATTORNEY

Wich Ha

Joe Padilla, Acting City Attorney By: Michael Hamblin, Assistant City Attorney

> Resolution No. 11556 Page 2 of 2



Stipulations for the Zoning Application:

Braun 20

Case Number: 14-ZN-2017

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

SITE DESIGN

- CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by Greely - Pickett and with the city staff date of June 4, 2019, attached as Exhibit A to Exhibit 2. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
- 2. CONFORMANCE TO CONCEPTUAL NATURAL AREA OPEN SPACE PLAN. Development shall conform with the conceptual Natural Area Open Space plan submitted by Greely - Pickett and with the city staff date of June 4, 2019, attached as Exhibit B to Exhibit 2. Any proposed significant change to the conceptual Natural Area Open Space plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
- 3. CONFORMANCE TO CONCEPTUAL SCENIC CORRIDOR PLAN. Development shall conform with the conceptual Scenic Corridor plan submitted by Greely Pickett and with the city staff date of June 4, 2019, attached as Exhibit C to Exhibit 2. Any proposed significant change to the conceptual Scenic Corridor plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
- 4. CONFORMANCE TO CONCEPTUAL CONSTRUCTION ENVEOPLE PLAN. Development shall conform with the conceptual construction envelope plan submitted by Greely - Pickett and with the city staff date of June 4, 2019, attached as Exhibit D to Exhibit 2. Any proposed significant change to the conceptual construction envelope plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
- 5. CONFORMANCE TO CONCEPTUAL CIRCULATION PLAN. Development shall conform with the conceptual circulation plan submitted by Greely Pickett and with the city staff date of June 4, 2019, attached as Exhibit E to Exhibit 2. Any proposed significant change to the conceptual circulation plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
- MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. Maximum dwelling units and maximum density shall be as indicated on the Land Use Budget Table below.

Land Use Budget Table						
Parcel	Gross Acres	Zoning	Proposed DU/AC	Max DU/AC	Propose # of Units / Lots	Max # of Units / Lots
216-77-024C	20 acres	R1-70/ESL	0.65 du/ac	0.65 du/ac	13 units	13 units

Verision 7-17

- 7. BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed 24 feet in height, measured as provided in the applicable section of the Zoning Ordinance.
- ALTERATIONS TO NATURAL WATERCOURSES. Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year – 2-hour rain event shall be subject to Development Review Board approval.
- OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be 8 feet above the adjacent finished grade, except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.

DEDICATIONS

- 10. RIGHT-OF-WAY DEDICATIONS. Prior to any permit issuance for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
 - a. NORTH 132nd STREET. A twenty-five-foot (25-ft) dedication, for a total of a twenty-five-foot-wide (25-ft) N. 132ND STREET west half-street right-of-way width.
 - b. EAST PINNACLE VISTA DRIVE. A twenty-foot (20-ft) dedication, for a total of a twenty--foot-wide (20-ft) E. Pinnacle Vista Drive west half-street right-of-way width.
- 11. LOCAL RESIDENTIAL PRIVATE STREETS. All local residential private streets shall be contained within a subdivision tract of land that has minimum total width of forty (40) feet, and dedications to the property owner's association consisting of property owners within the subdivision of the development project. All cul-de-sac radius shall comply with fifty-foot (50-ft) radius requirement.
- 12. VEHICLE NON-ACCESS EASEMENT. Prior to issuance of any permits for the development project, the owner shall dedicate a one-foot wide Vehicular Non-Access Easement adjacent to the E. Pinnacle Vista right-of-way, lot line, except at the approved street entrance(s).
- 13. SCENIC CORRIDOR EASEMENT AND IMPROVEMENTS. Prior to issuance of any permit for the development project, the owner shall dedicate a minimum fifty-foot-wide continuous Scenic Corridor Easement along N. 132nd Street front. The width of the Scenic Corridor Easement shall be measured from the new right-of-way. Unless otherwise approved by the Development Review Board, the area within the Scenic Corridor Easement shall be left in a natural condition.
- 14. SCENIC CORRIDOR EASEMENT AND IMPROVEMENTS. Prior to issuance of any permit for the development project, the owner shall dedicate a minimum sixty-foot-wide continuous Scenic Corridor Easement along E. Pinnacle Vista front. The width of the Scenic Corridor Easement shall be measured from the new right-of-way. Unless otherwise approved by the Development Review Board, the area within the Scenic Corridor Easement shall be left in a natural condition.
- 15. VISTA CORRIDOR EASEMENTS. Prior to issuance of any permit for the development project, the owner shall dedicate to the City a continuous Vista Corridor Easement to cover any watercourse with a peak flow rate of 750 cubic feet per second or greater, based on the 100 year 2 hour rain event. The minimum width of the easement(s) shall be one hundred feet. Each easement shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourse. At the time of the Development Review Board submittal, the owner shall stake the boundaries of the Vista Corridor Easement(s), as determined by city staff. Unless approved by the Development Review Board, the area within the Vista Corridor Easements shall be left in a natural state.

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

INFRASTRUCTURE

- 17. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
- 18. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
- 19. CIRCULATION IMPROVEMENTS. Prior to any permit issuance for the development project, the owner shall submit and obtain approval of construction documents to construct the following improvements:
 - a. NORTH 132ND STREET
 - i. Construct west, half-street, improvements (curb, gutter, sidewalk, pavement, etc.) accordance with the DSPM Street type Local Collector - Rural/ESL With Trail, as specified in the DSPM figure 5-3.15, along project frontage.
 - ii. The half-street construction needs to provide adequate transitions and tapers past property frontage.
 - iii. This project shall provide a paved connection from the subject site to E. Rio Verde Drive. These improvements must be a minimum twenty feet (20) of paved street with Maricopa edge for a total paved width of twenty-four (24) feet.
 - b. EAST PINNACLE VISTA DRIVE
 - i. Construct north, half-street, improvements (curb, gutter, sidewalk, pavement, etc.) in accordance with the Local Residential Rural/ESL With Trails, as specified in the DSPM Figure 5-3.18, along property frontage.
 - ii. The half-street construction shall provide adequate transitions and tapers past property frontage.
 - c. INTERNAL STREETS.
 - i. Construct full-street improvements (curb, gutter, sidewalk, pavement, etc.) in accordance with the Local Residential Rural/ESL Character per DSPM Figure 5-3.18 of the DSPM.
 - ii. Construct sidewalk a minimum six-foot-wide (6-ft) sidewalk along one side of street.
- 20. MULTI-USE TRAIL IMPROVEMENTS. Prior to issuance of any Certificate of Occupancy for the development project, the owner shall construct a minimum eight-foot-wide (8-ft) multi-use trail along N. 132ND STREET. The alignment of the trail shall be subject to approval by the city's Zoning Administrator, or designee, prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual Section 8-3.202.
- 21. WATER AND WASTEWATER IMPROVEMENTS. The owner shall provide all water and wastewater infrastructure improvements, including any onsite and offsite mains, new service lines, connection, fire-hydrants, man-holes and appurtenances necessary to serve the development to include but not be limited to the following:
 - a. WATER
 - i. Construct water main extension along E Rio Verde Drive from current terminus at N. 122nd Street to N 132nd Street.
 - ii. Construct water main extension along N 132nd Street from E Rio Verde Drive to E Pinnacle Vista Drive.
 - Construct water main extension along E Pinnacle Vista Drive from N 132nd Street to west project west boundary.
 - a. SEWER
 - i. Construct "dry" sewer within subdivision cul-de-sacs to N 132nd Street.
 - ii. Payment of sewer in-lieu fees prior to final plat recordation for sewer main along N. 132nd Street and E Pinnacle Vista Drive along property frontages.
- 22. FIRE HYDRANT. The owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

REPORTS AND STUDIES

- 23. DRAINAGE REPORT. Prior to the preliminary plat application submittal, the owner shall submit, and have approved, a Drainage report in accordance with the Design Standards and Policies Manual for the development project. In the drainage report, the owner shall address:
 - a. Provided the 24"x36" full size exhibit showing how existing washes will be regraded.
 - b. Provide working HEC- RAS files.
 - c. Provide bleeder pipes shown on preliminary grading plan
 - d. Create a tract over the major wash area.
- 24. CLOMR/LOMR: Prior to the issuance of any building permit for this subdivision, the applicant must obtain an approved CLOMR/LOMR from FEMA since you are changing the boundaries of an AE flood zone. Discuss in detail how you plan to accomplish this. Provide a timeline of activity. Discuss who, what, when, where and how it will be accomplished. You must provide your own hydrologic and hydraulic modeling. If you plan to wait for another engineer's CLOMR/LOMR approval before you begin work, then you must state this and provide all the relevant information about their CLOMR/LOMR submittal, such Developer, Engineer, current status of LOMR approval, CLOMR/LOMR project schedule.
 - a. Discuss in detail the right of way requirements needed to complete the LOMR and the improvements to 132nd Street. Show the City street classification and cross section.
- 25. BASIS OF DESIGN REPORT (WATER). With the Development Review Board submittal, the owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual. For Preliminary Plat approval, the owner shall address in the Water Basis of Design report the following:

- a. Show and demonstrate all the necessary water extensions to provide service for this project, and those properties adjacent to it, compliant with the guidelines of our Local Area Infrastructure Plan. Reference DSPM Section 6, Sec. 6-1.200.
- b. Update the certified/witnessed fire hydrant flow tests.
- c. Include 500 gallons per minute of minimum fire flow as required per DSPM Section 6-1.501 for dwellings that do not exceed 3,600 square feet. If dwellings are anticipated to be larger than 3,600 square feet of livable space to include calculations for minimum fire flow.
- d. Expand the hydraulic modeling to include Max Day Plus Fire Flow demand in the Final BOD.
- 26. BASIS OF DESIGN REPORT (WASTEWATER). With the Development Review Board submittal, the owner shall submit a Final Basis of Design Report for Wastewater for the development project in accordance with the Design Standards and Policies Manual. For Preliminary Plat approval, the owner shall address in the Wastewater Basis of Design report the following:
 - Demonstrate the sewer extensions necessary to provide service to this project, and those properties adjacent to it, are compliant with the guidelines of our Local Area Infrastructure Plan. Reference DSPM Section 7, Sec. 7-1.200.
 - b. Include utility plans showing the dry sewer to be installed in the cul-de-sacs.

BRAUN PROPERTY

Resolution No. 11556 Exhibit A to Exhibit 2 Page 1 of 1





Exhibit B to Exhibit 2 Page 1 of 1



Exhibit C to Exhibit 2 Page 1 of 1



Resolution No. 11556 Exhibit D to Exhibit 2 Page 1 of 1

Lot 1 Lot 3 Lot 2 Lol Area 52,589 sl. B.E. Area 21,014 sl. Lot 4 Lot Area: 53.144 st. B.E. Area: 23.518 st. Lot 6 Lot 5 **32nd Street** TRACTC Lot 8 Lot 7 Lot 10 Lot 9 Lot 11 Lot 12 Lot 13 RACTO E. Pinnacle Vista Drive



BRAUN PROPERTY

Resolution No. 11556 Exhibit E to Exhibit 2 Page 1 of 1

Narrative Braun 20 Acres

ESL Density Incentive Request

Owner: Robert W. Braun Revocable Trust

> Prepared by: Land Development Services, LLC



Braun 20 Acres Density Incentive

ATTACHMENT 3

I

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Purpose of Request Context Density Incentive for Increases in NAOS Site Plan Drainage General Plan The Guiding Principles of the General Plan Dynamite Foothills Character Area Plan Environmentally Sensitive Lands Ordinance Design Standards & Policy Manual Conformance

Purpose of Request

This request is for approval of a Density Incentive pursuant to Section 6.1060 of the Environmentally Sensitive Lands Ordinance on an undeveloped 20-acre parcel located at the Northwest Corner of 132nd Street & East Pinnacle Vista Drive (APN 216-77-024C). Existing zoning is R1-70 ESL which currently allows a maximum of 11 single family residential (SFR) lots. The anticipated request would be for an increase of 2 SFR lots resulting in a total of 13 SFR lots. As part of this request for 2 additional lots, there will be an increase in Natural Area Open Space of 2.88 acres. The existing zoning of R1-70 ESL not change.

Vicinity Map



Context

The subject 20-acre parcel, like most the property surrounding it, is undeveloped desert and is located on the west side of 132nd Street, an unpaved road, about ¹/₄ mile south of Rio Verde Drive. To the north and east of this parcel is the planned Resort Master Plan Community of Reata Ranch. To the west and south is undeveloped property and about 10-12 single family residences. A flood plain impacts approximately 3-acres of the property. Preliminary site planning has taken this into account.

August 2017

Density Incentive for increases in NAOS

Pursuant to Section 6.1060.C of the Environmentally Sensitive Lands Ordinance, a density incentive bonus not to exceed twenty (20) percent of the density otherwise allowed under Table B in Section 6.1018 may be granted to sites which provide more meaningful NAOS than is required in Section 6.1060.A of the ESL Ordinance. The additional density must be approved by the City Council and meet following criteria:

- 1. The property is currently zoned R1-43, R1-70, R1-130 or R1-190
- 2. The incentive must be calculated using the base NAOS standards for the development project and cannot be used in combination with any reductions in NAOS.
- 3. The additional NAOS must be undeveloped natural area and cannot include revegetated areas.
- The additional NAOS must respond to site conditions and the surrounding context to maximize connections with existing or planned open space on adjoining properties including the McDowell Sonoran Preserve.

The increase in density is calculated by multiplying the percent of gross land area of the parcel to be provided as additional NAOS, times the base density as established in Table B.

Site Plan

The proposed site plan will contain 13 SFR lots. An application for a Preliminary Plat will be submitted to the city as soon as possible relative to the status of this application.

Drainage

There is a flood plain which impacts approximately 3-acres of this parcel. The limits of this area have been defined and will be considered in the final site layout for the Preliminary Plat. The preliminary drainage report for this Site which has been prepared and included with this application address this item in greater detail

General Plan

The Braun 20 Parcel is designated as Rural Neighborhoods. The Rural Neighborhoods land use category is defined as 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

Braun 20 Acres Density Incentive 4

lots are large enough for horses and several existing developments permit horse corrals.

The Guiding Principles of the General Plan

Within the City's General Plan there is a collection of "goals and approaches" intended to integrate the "Guiding Principles" into the planning process and determine if the City's Guiding Principles are being achieved in the context of general land use planning. These six principles, goals and approaches are however not static or inflexible and the General Plan clearly recognizes that, The General Plan is designed to be a broad, flexible document that changes as the community needs, conditions and direction change. It is with this inherent flexibility in mind that the proposed GPA meets and exceeds the goals and vision established in the General Plan by conforming to the guiding principles, goals and approaches as described in this Application.

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 in the City's Planning Zone "E", which is the northernmost zone and includes a variety of master planned communities such as Terravita, Whisper Rock, the Boulders, DC Ranch and Desert Mountain and 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 the 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. The six Guiding Principles are as follows:

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

Guiding Principle: Character & Lifestyle

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.

Project Response

The proposed lot layout will be respectful of the natural wash corridors, mature vegetation and flood plain. Building designs will incorporate desert contemporary architecture, low-scale structures (no more than 24' above natural grade, earth-tone colors and indigenous exterior accents in keeping with the ESLO guidelines. Outdoor spaces will be shaded and windows recessed. Outdoor 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 dark-skies policy

Site design for residences will integrate with the natural terrain and preserve view corridors and native vegetation. The character of the landscaping will match the surround environment. The plant palette will predominately consist of native low-water use desert appropriate plant materials. There is one significant wash corridor that traverses the Property. A portion of this wash is designated as a FEMA flood plain. As a result, this corridor will be protected by both drainage and NAOS easements. The project will be dedicating a 40' wide natural vegetation buffer along 132nd Street. In addition, the Density Incentive will leave an additional 20% of the site as undisturbed NAOS.

Guiding Principle: Economic Vitality

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. The Economic Vitality Element recognizes that variety and quality of housing is crucial to the stability of the local economy.

Project Response:

Discussion specific to the importance of housing and neighborhoods as it relates to the overall sustainability of Scottsdale's community is address in the following Housing element.

Guiding Principle: Neighborhoods

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.

Project Response

A public open house was held for this application prior to its submittal to the City for consideration. There was one attendee who did not express any opinion either for or against the proposal.

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.

Project Response: The character of the proposed lots will be to minimize building envelopes compared to traditional R1-70 subdivisions and provide significantly more NAOS. This provides a different type of neighborhood than has traditionally been experienced in R1-70. The additional NAOS provides a natural landscape buffer around the residences. The smaller building envelopes will still have adequate area for outdoor living and activity space but it will be noticeably smaller and thus more intimate than what has traditionally been built.

Guiding Principle: Open Space

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 natural open spaces and recreational opportunities. A wellmanaged system that provides active and passive open space/recreational opportunities is considered an indispensable community feature.

Project Response

A portion of the parcel is impacted by a wash corridor that is designated as a FEMA flood plain. As a result, this corridor will be protected by both drainage and NAOS easements. In addition, the project will be dedicating a 40' wide natural vegetation buffer along 132nd Street plus an additional 20% of the site will be left as undisturbed NAOS.

Braun 20 Acres Density Incentive In addition to the above, specific goals and solutions are identified within the City's General Plan. The following demonstrates how the Braun 20 property addresses those goals and solutions.

Open Space and Recreation Element

Goal #1 – Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.

Response: The owner is proposing to keep approximately 50% of the property as open space. This abundance of open space allows for the protection of the natural desert which the local residents can enjoy. The open space is provided through buffers along the adjacent roadways and by providing designated building envelopes which further restrict development. These building envelopes provide for significant open space areas adjacent to the private lands to the west and north.

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

<u>Response</u>: As mentioned above, approximately 50% of the site will remain as open space. Much of this open space will be placed in tracts and be free of any barriers, allowing residents to freely explore the desert environment. Additionally, with so much open space being provided, the proposed development will maintain its rural character and views to the adjacent McDowell Mountains.

Bullet point nine: Promote creative residential and commercial development techniques consistent with the Character Plan for an area, to further preserve meaningful and accessible open space

<u>Response</u>: The proposed development plan aims to minimize necessary infrastructure by creating short streets with direct access. This development technique provides for additional open space and less disturbed area.

Bullet point twenty: Apply a Desert Scenic Roadway designation along the one mile and half mile streets within the Environmentally Sensitive Lands Ordinance (ESLO) district that are not classified as Scenic Corridors or Buffered Roadways to maintain and enhance open space along roadways in ESL areas.

<u>Response</u>: E. Pinnacle Vista is considered a half-mile street, and therefor qualifies as a Scenic Roadway. This portion of roadway currently serves one residential lot and is basically a driveway however a scenic corridor easement has been placed along the northern half of the roadway adjacent to the proposed development.

Bullet point twenty-two: Promote project designs that are responsive to the natural environment, people's needs, site conditions, and indigenous architectural approaches to provide unique character for the city.

Braun 20 Acres Density Incentive 8

<u>Response</u>: The proposed site plan avoids the drainage area that runs west to east through the middle of the property. The two roads were specifically located to avoid this sensitive area.

Bullet point twenty-three: Continue to work with developers in designing land use plans that respect the topography, view corridors, wildlife corridors, and open space that exists. Where possible, enhance existing viewsheds as areas are developed and redeveloped.

Response: The proposed site plan creates abundant open space, and offers a development that avoids impacts to the main drainage way. This allows for a development that maintains its rural character, provides significant desert scenery, and minimizes interruption of view corridors and wildlife corridors.

Dynamite Foothills Character Area Plan

The Braun 20 property is located within the Dynamite Foothills Character Area and as such is committed to fulfilling the 3 goals of the Dynamite Foothills Character Plan. These goals are-

- 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.
- 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.
- 3) Promote open space in accordance with City Shape 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.

In general, the goals and strategies of the Dynamite Foothills Character Area Plan will be respected by preserving the natural and visual qualities of the Sonoran Desert through the use of desert-sensitive development techniques that will blend with the surrounding environment and promote the connection of desert open spaces with trails that create functional linkages.

Specifically, the density incentive increase allows for the owner to provide additional open space which in turn helps maintain the rural character of the site consistent with the Desert Foothills Character Area. The density incentive option incentivizes developers to provide additional open space which allows for a slight density increase. This site serves as a textbook case for the proper use of this

Braun 20 Acres Density Incentive option. Additional open space, which otherwise would not have been provided, is provided. In addition, the residential lots would have been larger, as well as the proposed building envelopes. The density incentive increase is the best way to maintain the goals of the Character Area, especially when considering the added density provides only two additional custom lots.

Additionally, the following strategies will be implemented to further insure the goals of the Desert Foothills Character Area Plan are met.

Goal 1 (Preservation of the existing rural desert character)-

- 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. as illustrated by the twin cul-de-sac site plan which eliminates a wash crossing.
- Maintain "dark skies" by prohibiting the use of street lights.
- Promote the use of colors and textures on man-made elements that blend with the surrounding environment.
- Minimize disturbance in natural water courses and preserve the natural drainage patterns.
- Use native plant species and grading techniques that will blend with the surrounding desert.
- Select utility alignments that minimize the disturbance of sensitive desert environments.
- Underground all electric and telephone utilities and direct 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.
- Preserve an additional 20% of the property as Natural Area Open Space and minimize building envelope sizes that will create a greater sense of openness.
- Provide a native plant buffer along 132nd Street.

Goal 2 (Provide guidelines for balancing the topographic diversity)

- 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.

Goal 3 (Promote significant open space)

- Provide visual open space amenities along streets and use natural open space between new development and roadways to preserve existing vistas
- Provide large continuous areas of open space that preserve existing views and maintain a feel of openness.
- Preserve and protect unique natural features.

<u>In addition</u> to the goals and subsequent strategies listed above, the following has been provided to address specific goals and strategies as identified within the Dynamite Foothills Character Area.

Goal #1 – Strategy 1: Existing allowable densities (under current zoning and General Plan designations) area appropriate for all but a few areas on the fringes of the character area as identified on the accompanying map.

<u>Response</u>: The current General Plan allows for a density of one unit per acre or less on this property. The proposed density increase keeps the proposed density at less than one unit per acre, consistent with the General Plan and the Character Area.

Goal #1 – Strategy 2: Use infrastructure to preserve the Rural Desert character.

<u>Response</u>: Proposed infrastructure has been minimized to preserve the Rural Desert character.

Goal #1 – Strategy 3: Promote the use of sight planning techniques which minimize the visual impact of development and promote a Rural Desert character.

Response: Road and residential lots have been planned to minimize disturbance and create abundant open space, specifically in areas along the boundaries of the site. These open space areas maintain the Rural Desert character consistent with the area. In addition, building envelopes have been established to further restrict development and provide additional open space.

Goal #1 – Strategy 5: Use native vegetation in streetscapes. All hardscapes should assume a rustic style appropriate to the area.

<u>Response</u>: Native vegetation will be utilized in streetscapes and along all perimeter roadways. Hardscape will compliment the desert environment and overall character of the area.

Goal #1 – Strategy 6: Provide multiple street and trail access into and throughout residential neighborhoods. Gated communities that restrict vehicular and trail access are discouraged.

<u>Response</u>: Multiple points of access have been provided into the development. The proposed development is not planned to be gated at this time.

Goal #2 – Strategy 4: Encourage property developers to provide meaningful open space following the guidelines of the Desert Preservation Task Force.

Response: The owner has committed to providing open space will above what is required. This open space is located in specific areas that enhance the overall character of the area and protect sensitive areas of the site.

Goal #2 – Strategy 8: Encourage an orderly development pattern extending from existing development.

<u>Response</u>: The property is relatively small at 20 acres. There are no existing developments within the area that connect directly to the property. The planned and approved Reata Ranch community is adjacent to the property to the north, although there are no planned connections to Reata Ranch. 132nd Street and E. Pinnacle Vista are existing streets and are being maintained in their current alignment.

Goal #3 – Strategy 3: Use open space and conservation/preservation areas to preserve a Rural Desert character.

<u>Response</u>: Open space is the predominant feature of this development. Significant open space is being provided (approximately 50% of the site). These areas will be preserved as NAOS with will preserve the Rural Desert character of the area.

Goal #3 – Strategy 4: Encourage open spaces throughout the development projects and on the perimeter of projects where appropriate, to promote an open space transition from development to development, to ensure open space connections and a feel of openness throughout the area.

<u>Response</u>: Open space has been provided throughout the development and along the perimeter of the development. These open space areas provide an open feel to the community, and help maintain the Rural Desert character of the area.

In addition to the Specific Goals and Strategies, the Dynamite Foothills Character Area Plan provides an Implementation Program Design and Performance Guidelines. The following describes how the proposed development plan responds to those guidelines.

Guideline One

Guideline One covers a broad array of topics as it relates to development and Low Density Single Family Uses. Topics include Locational standards, Sensitivity to

Braun 20 Acres Density Incentive

Setting, and Physical Character. The development is proposing very low residential development (less than 1 unit per acre) which is consistent with the Dynamite Foothills Character Area Plan and the area itself. Reata Ranch, which borders the site to the north, is approved for 1.5 units per acre by comparison. The proposed density allows for the gradual transition from higher densities to the north (nearest the major roadway, E. Rio Verde Drive) to lower densities further from the major roadway. The proposed development includes well-defined planned building envelopes. These building envelopes identify construction areas and have been sighted to avoid any significant environmental areas on the property. Slopes are generally less than 10% across the entire property with a few small exceptions. These areas include the small side slopes of a wash, or localized topographic anomaly. This property is considered generally flat or gentle, and is not at the base of any significant landform or mountain. The site is void of any rock outcrops or other significant topographic features. Grading shall be kept to a minimum and only occur for constructing infrastructure or making improvements individual homesites, which will occur only in designated building envelopes and areas allowed for driveway access. Single Family Residential homes will be designed and built in custom fashion, which allows for the structures to respond to the natural from of the land. Buildings should utilize architectural styles consistent with the area and that compliment the surrounding desert. Massing should be consistent with the scale of the development and relate to the overall site.

Environmentally Sensitive Lands Ordinance

The purpose of the ESL District is to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands. The Braun 20 project will uphold the ESLO objectives in the following ways:

- Preservation of NAOS.
- Sensitive placement of golf holes, paths, clubhouse, maintenance facilities and internal roadways to complement the natural landscape.
- Preservation of undisturbed native vegetation and re-vegetate areas with ESLO desert plantings where disturbed by construction.
- Protect and preserve significant topographic features, washes, large boulder outcroppings and vista corridors.
- Maintain wildlife habitats through preservation of natural washes and connective NAOS.
- Utilized desert appropriate architecture and materials through the integration of deep overhangs, recessed windows, indigenous building materials, and context appropriate color palette, to name a few.

Braun 20 Acres Density Incentive

Design Standards & Policies Manual

Scottsdale has established a set of guidelines for the design of public and private projects within the city. These guidelines are contained within the Design Standards and Policy Manual, commonly known as the DS&PM. The DS&PM is made up of 12 chapters all dealing with various areas of public and private development issues and is intended to provide direction during final design and preparation of the construction documents for development within the City of Scottsdale.

Detailed design for Braun 20 acres will comply with the standards and policies conveyed by the DS&PM as follows

- Natural site features such as washes, boulder outcrops and native vegetation will be left in their natural state as much as possible. Improvements that are required to natural washes will complement their natural function and appearance.
- Concrete for exposed drainage structures, sidewalks, curbs, gutters and driveways will be integrally colored to match the surrounding environment.
- Roadway cross-sections will comply with ESL (Environmentally Sensitive Lands) standards as illustrated in the DS&PM.
- Only local native rock will be used for erosion protection.
- Roadway and driveway alignments will be selected to minimize disruption to the natural drainage patterns of the site. Where crossings are necessary, detailed analysis will be done to ensure that there are no adverse impacts downstream to flow patterns, flow rates, erosion and sediment transport.
- Cut & fill slopes will be graded to blend back into the natural terrain. Where
 retaining walls are required heights will be kept to a minimum and terracing will be
 incorporated to avoid "tall" wall impacts.
- Emergency access will meet or exceed Scottsdale Fire Department requirements.
- Storm water storage basins and drainage channels will comply with DS&PM standards. In addition, they will be shaped to be "free-form" so as to blend into the natural desert surroundings. Landscape material will generally be native plants capable of surviving periodic inundation such as the species identified in section 2-1.903 of the DS&PM.
- To minimize impact, utility lines will be located in road and driveway corridors as much as possible. In cases where Utility lines cannot follow a road or driveway corridor, they will be located in easements or separate tracts and where desert materials are damaged due to the installation, re-vegetation will be provided.



BRAUN PROPERTY





ATTACHMENT 5



August 2017 955-PA-2016

CITIZEN INVOLVEMENT REPORT

Braun 20 Acres ESL Density Incentive Request

Applicant:



Suite 104 7525 East Camelback Road Scottsdale, AZ 85251 (480) 946-5020



ESL Density Incentive Request for Braun 20 Acres

ATTACHMENT 7

14-ZN-2017 9/1/2017

Back Ground

The following is the report for the neighborhood involvement activities that were undertaken with respect to a proposed ESL Density Incentive request which is being filed under 955-PA-2016. The proposed request is for a R1-70 ESL, 20-acre parcel to allow for a change in the number of single-family residential lots from 11 to 13. As part of this increase in the number of lots the owner will be providing additional Natural Area Open Space.

The existing zoning of the property will not change from its current R1-70 ESL. The subject Property is a 20-acre Parcel located on the west side of 132nd Street ¼ mile south of Rio Verde Drive.

Neighborhood Outreach

In our effort to solicit public feedback and to ensure that all interested parties had an opportunity to comment and participate in this request, the applicant performed the following:

- Held an Open House neighborhood meeting on August 8, 2017 from 5:30 PM to 6:30 PM at the Mustang Library located at 10101 North 90th Street in Scottsdale.
- Posted the subject property with the date, time and location of the Open House meeting
- Sent out notification a minimum of 10 days in advance of the open house, via first class mail, to all property owners within 750 feet in addition to all parties listed on the city's <u>Interested Parties List.</u>

There was a single attendee at the open house meeting. The attendee was Sonnie Kirtly representing the Coalition of Greater Scottsdale (COGS). Ms. Kirtly did not express any objections to the project.



August 2017 955-PA-2016

Appendix

- Open House Notification Letter
- Affidavit of Posting for Open House Meeting
- Citizen Review Check List
- Open House Sign-In Sheet



ESL Density Incentive Request for Braun 20 Acres

July 25, 2017 955-PA-2016

Notice of Open House Meeting

All Neighbors and interested persons are invited to attend an Open House meeting for the consideration and discussion of a proposed change to the land use entitlements on a 20-acre parcel to allow for a change in the number of single-family residential lots from 11 to 13. As part of this increase in the number of lots the owner will be providing additional Natural Area Open Space.

The existing zoning of the property will not change from its current R1-70 ESL. The subject Property is a 20-acre Parcel located on the west side of 132nd Street ¼ mile south of Rio Verde Drive.

The Open House is scheduled to take place on-

Tuesday August 8, 2017

Time: 5:30 pm to 6:30 pm

Location: Mustang Library - 10101 N 90th Street, Scottsdale 85258

The Mustang library is located on the east side of 90th Street about 1/2 mile south of Shea Blvd.

Pre-application file #: 955-PA-2016

Applicant: David Gulino, Land Development Services, LLC. <u>dgulino@ldservices.net</u> (480) 946-5020

City of Scottsdale contact: Jesus Murillo <u>JMurillo@ScottsdaleAZ.gov</u> (480) 312-7849.

A copy of the application can be reviewed after its submittal to the City at the Development Services Department, Planning Division, in Suite 105, 7447 East Indian School Road, Scottsdale, Arizona; or call the city at 480-312-7000. For more information via the internet you may visit the City's website at <u>WWW.ScottsdaleAZ.gov</u>

	Affidavit of Posting
Recc	Required: Signed, Notarized originals. ommended: E-mail copy to your project coordinator.
Project Under Considerat	
Case Number:	955-PA-2016
Project Name:	
Location:	SWC 132nd St and Rio Verde Dr
Site Posting Date:	
Applicant Name:	Land Development Services LLC
Sign Company Name:	Dynamite Signs
Phone Number:	480-585-3031
confirm that the site has been	posted as indicated by the Project Manager for the case as listed above.
Applicant Signature	Date Date Date Date Date Date Date Date

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Time: Location: Tuesday, August 8, 2017 5:30P.M. - 6:30 P.M. Mustang Library - 10101 N 90th Street Scottsdale, AZ 85258

Site Address: S. of the SWC of 132nd St & Rio Verde Dr. Project Overview:

- Request: Approval of a Density Incentive to allow for 2 additional residential lots from 11 to 13 in exchange for additional NAOS dedications
- Description of Project and Proposed Use: Existing Land Use is not changing (R1-70 ESL). Request is for an additional residential lots.
- Site Acreage: 20 +/- Acres

Site Zoning: R1-70 ESL

Applicant Contact:

David Gulino, Land Development Services City Contact: 480-946-5020 Jesus Murillo 480-312-7849 dgulino@ldservices.net JMurillo@scottsdaleAZ.gov

Pre-Application #: 955-PA-2016 Available at City of Scottsdale: 480-312-7000 Project information may be researched at: Posting Date: 7/28/17 https://eservices.scottsadaleaz.gov/bldgresources/Preapp/Search

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal .

Braun 20-Acres

995-TA-2016 Open House Mustang Library 8-Aug-17 5:30 pm to 6:30 pm

This request is for a Density Incentive Approval on an undeveloped 20-acre parcel located at the Northwest Corner of 132nd Street & East Pinnacle Vista Drive (APN 216-77-024C). Mr. Robert Braun, owner, is requesting approval for two (2) additional single-family residential lots. If approved, the total lot count will go from 11 lots to 13 lots. The existing zoning is R1-70 ESL and will not change if this request is approved. The approval of this request will result in the dedication of additional NAOS

	Sign up Sheet	and the second
Name	Address	Email/Phone
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August 24, 2017

Cave Creek School District P.O. Box 426 Cave Creek, AZ 85327

Scottsdale Zoning Change Request 955-PA-2016

This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article 1, Administrative and Procedures, Section 1.1500, Collaborative and School Planning.

We are applying for a zoning change for approval of a Density Incentive pursuant to Section 6.1060 of the Environmentally Sensitive Lands Ordinance on an undeveloped 20-acre parcel located at the Southwest Corner of 132nd Street & East Oberlin Way (APN 216-77-024C) in Scottsdale. The existing zoning is R1-70 ESL which currently allows a maximum of 11 single family residential (SFR) lots. The subject request would allow an increase of 2 SFR lots resulting in a total of 13 SFR lots.

Enclosed is a location map, site plan and Determination Form. We ask that you complete the following form and return to me at:

7525 East Camelback Road Suite 104 Scottsdale AZ 85251

We are happy to meet with you or discuss via a phone call this proposed zoning change.

Thank you, David Gulino

7525 East Camelback Road, Suite 104, Scottsdale Arizona 85251 (602) 330-5252

> 14-ZN-2017 9/1/2017



BRAUN PROPERTY

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BRAUN PROPERTY

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OF SALE		SCHOOL DISTRICT
	055 0040	
	e Project Number: 955 _PA-2016	_
	raun 20 acres	
Project Location	Southwest Corner 132nd Stree	t & Oberlin Way
Applicant Name:	Land Development Services-David Gulino	Phone: (602) 330-5252
	DGulino@LDServices.net	Fax:
	Cave Creek School District	
1. Kentfri.	hereby certify that the following deten	mination has been made in regards to the
The school of students get	district had adequate school facilities to accom herated by the proposed rezoning within the so district will have adequate school facilities via	a planned capital improvement to be
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 Referenced proje The school of students get The ochool of constructed district's attendistrict's attendistrict's attendistrict adequate so agreement in the school of attributable 	district had adequate school facilities to accom- nerated by the proposed rezoning within the se district will have adequate school facilities via a within one year of the date of notification of the endance area; or district has determined an existing or proposed ide adequate school facilities for the projected int and the school district have entered into an school facilities within the school district's attend is attached hereto); or district does not have adequate school facilitie	a planned capital improvement to be e district and located within the school d charter school as contracted by the district increase in students; or agreement to provide, or help to provide, dance area in a timely manner (a copy said s to accommodate projected growth

School District

Revision Date: 9-Mar-10

City Notifications – Mailing List Selection Map



Approved 7/11/19 (SP)



SCOTTSDALE PLANNING COMMISSION KIVA-CITY HALL 3939 DRINKWATER BOULEVARD SCOTTSDALE, ARIZONA

WEDNESDAY, JUNE 26, 2019

***SUMMARIZED MEETING MINUTES ***

PRESENT:

Paul Alessio, Chair Prescott Smith, Vice Chair Larry S. Kush, Commissioner Ali Fakih, Commissioner Christian Serena, Commissioner Kevin Bollinger, Commissioner Renee Higgs, Commissioner

STAFF:

Tim Curtis Joe Padilla Keith Niederer Bryan Cluff Chris Zimmer

CALL TO ORDER

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

ROLL CALL

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

MINUTES REVIEW AND APPROVAL

1. Approval of June 12, 2019 Regular Meeting Minutes including Study Session.

Commissioner Kush moved to approve the June 12, 2019 regular meeting minutes. Seconded by Vice Chair Smith, the motion carried unanimously with a vote of seven (7) to zero (0).

ATTACHMENT 9

Planning Commission June 26, 2019 Page 2 of 4

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Fakih, Commissioner Serena, Commissioner Kush, and Commissioner Bollinger.

CONTINUANCE

2. 20-ZN-2018 (Jenan Properties)

The applicant is requesting to continue this case to the August 28th, 2019 meeting

Request by owner for a Zoning District Map Amendment from Single-family Residential District (R1-35) zoning designation to Single-family Residential District, Planned Residential District (R1-10 PRD) zoning designation, including a Development Plan and Amended Development Standards, to create a 14-lot gated community, on a +/- 5.75acre, site located at 7313 E. Jenan Drive. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Tom Kirk, 480-367-4316. Move to continue case 20-ZN-2018 (Jenan Properties) to the August 28, 2019 meeting by a vote of 5-0: Motion by Commissioner Bollinger and 2nd by Commissioner Serena with Commissioners Kush and Vice Chair Smith recusing themselves.

The motion carried unanimously with a vote of five (5) to zero (0); by Chair Alessio, Commissioner Higgs, Commissioner Fakih, and Commissioner Serena, with Vice Chair Smith Commissioner Kush recused

6. 24-ZN-2018 (Winery Residences of Scottsdale)

Request by owner for approval of a zoning district map amendment from Central Business District, Downtown Overlay (C-2 DO) and Downtown, Office Residential, Type 2, Downtown Overlay (D/OR-2 DO) to Downtown, Downtown Multiple-Use, Type 2, Downtown Overlay (D/DMU-2 DO), including a Development Plan for a mixed-use project on a +/- 0.37-acre site located at 6951 and 6961 E. 1st Street Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Todd Trainor, (480) 941-4222.

- Move Item #6 24-ZN-2018 (Winery Residences of Scottsdale) to the continuance Agenda per request from the Applicant.
- Move to continue case 24-ZN-2018 (Winery Residences of Scottsdale) to the August 14, 2019 meeting by a vote of 7-0: Motion by Commissioner Serena and 2nd by Commissioner Higgs.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Fakih, Commissioner Serena, Commissioner Kush, and Commissioner Bollinger.

Planning Commission June 26, 2019 Page 3 of 4

CONSENT AGENDA

3. 14-ZN-2017 (Braun 20)

Request by the owner for the approval of a Density Incentive for increases in Natural Area Open Space, to increase the allowed number of lots, from eleven to thirteen, on a Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoned parcel, for a property located at the northwest corner of N. 132nd Street and E. Pinnacle Vista Drive (parcel number 216-77-024C). Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is David Gulino, 480-946-5020**.

4. 18-ZN-2018 (McDowell Mountain Manor)

Request by owner for a zoning district map amendment from Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL) zoning district to Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning district, on a +/- 40-acre site, located at the southwest corner of N. Ranch Gate Road and N. 128th Street, to create a 33-lot subdivision. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is David Gulino, (602) 330-5252.

Move to make a recommendation to City Council for approval of 14-ZN-2017 and 18-ZN-2018 by a vote of 6-0: Motion by Commissioner Serena, per the staff recommended stipulations, based upon the finding that the density Incentive for increase in NAOS criteria have been met, and after determining that the proposed zoning district map amendment and proposed Density Incentive is consistent and conform with the adopted General Plan. 2nd by Commissioner Bollinger with Commissioner Fakih recusing himself.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Serena, Commissioner Kush, and Commissioner Bollinger with Commissioner Fakih recused

5. 19-ZN-2018 (Fleetwood 6 Townhomes)

Request by owner for a zoning district map amendment from Central Business District, Downtown Overlay (C-2 DO) to Downtown/Downtown Multiple Use Type 2, Planned Block Development, Downtown Overlay (D/DMU-2, PBD DO) for a 6-unit townhome project on a +/- 0.28-acre site, located at 6900 and 6902 E. 1st Street. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Lance Baker, 480-948-9766.

7. 4-AB-2019 (Harper's Place Abandonment)

Request by owner to abandon 2-feet of public right-of-way (alley) along the eastern boundary of parcel 131-02-110N, with Multiple-family Residential (R-5) zoning, located at 2529 N. Hayden Road. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is Kelly Lannan, 480-947-6200.

Planning Commission June 26, 2019 Page 4 of 4

> Move to make a recommendation to City Council for approval of 19-ZN-2018 and 4-AB-2019 by a vote of 7-0: Motion by Commissioner Bollinger, per the staff recommended stipulations, based upon the finding that the Planned Block Development Overlay criteria have been met, and determine that the proposed zoning district map amendment is consistent with and conforms to the adopted General Plan and the Old Town Character Area Plan and after finding that the Abandonment is consistent and conforms with the adopted General Plan. 2nd by Commissioner Fakih.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Fakih, Commissioner Serena, Commissioner Kush, and Commissioner Bollinger.

REGULAR AGENDA

8. <u>38-UP-2011#2 (AT&T Pima Inn (P217))</u>

Request by applicant for approval of a Conditional Use Permit for an existing Type 4 Wireless Communication Facility (WCF) in the form of a 60-foot tall artificial palm tree, with associated ground mounted equipment, located at 7330 N. Pima Road, with Multi-Family Residential District, Planned Community District (R-5 PCD) zoning. Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is Joy Fichiera, 480-735-6902.

Move to make a recommendation to City Council for approval of 38-UP-2011#2 by a vote of 7-0: Motion by Commissioner Serena, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met. 2nd by Commissioner Kush.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Fakih, Commissioner Serena, Commissioner Kush, and Commissioner Bollinger.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:32 p.m.