

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

Narrative

Braun 20 Acres

ESL Density Incentive Request

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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.

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 ¼ 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
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.
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

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 well-managed 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.

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*

Response: 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.*

Response: E. Pinnacle Vista is considered a half-mile street, and therefore 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.*

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.

In addition 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.

Response: 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.

Response: 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.

Response: 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.

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.

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.

Response: 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

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 form 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.