



Application

Narrative

Cash Transmittal

Development Standards



**February 29, 2016**

**Wolf Springs Ranch Project Narrative**

The proposal is to create an infill single-family neighborhood (“Wolf Springs Ranch”) on 15/20 acres located north of Cactus Road and between 93<sup>rd</sup> Street and 94<sup>th</sup> Street (the “Property”). The Property is currently occupied by older equestrian facilities and non-public schools which are in the beginning stages of phasing out operation. The Property is bordered on the north across an abandoned right-of-way by a single family subdivision, on the west across 93<sup>rd</sup> Street by a large equestrian facility, on the south by two schools fronting (and/or) Cactus Road and a single family development and on the east by 94<sup>th</sup> Street, a large arterial street. On the east side of 94<sup>th</sup> street is a single-family subdivision.

The Scottsdale General Plan land use designation is Suburban Neighborhoods which provides for single family uses with a density of 4-8 du/ac and the existing zoning is R1-35, which is a single family district with minimum lot sizes of 35,000 square feet. The proposal seeks to rezone the Property in accordance with the General Plan to R1-5 PRD and allow a moderate density single family neighborhood of up to 6 du/ac. Two conceptual plans have been prepared: one covers 16 acres and shows the potential for up to 59 lots (3.7 du/ac) and the other covers 20 acres and shows the potential for 72 lots (3.6 du/ac). The proposals are consistent with the General Plan and the Character Plan of the Cactus Corridor Area Plan.

Wolf Springs Ranch as an infill neighborhood would provide a high quality single-family neighborhood composed of modest sized lots, fitting the profile of homes desired in the current marketplace and give an opportunity for nearby Scottsdale residents to downsize in property area while maintaining their lifestyle and quality. The lots would be similar in size to existing developed lots a short distance to the north and south. Development of Wolf Springs Ranch as proposed would continue the identity of 94<sup>th</sup> Street as a major connector of major urban neighborhoods containing major employers, commercial businesses and relatively dense residential neighborhoods to the south and north. The plan for Cactus Views will include common open spaces and amenities serving the neighborhood and providing transitions along the perimeter of the Property.

The homes intended for this neighborhood will provide a high quality of design, layout and amenity, meeting the expectations of the marketplace and offering new quality single-family homes to enhance the nearby neighborhoods. The intent is to achieve a Scottsdale-appropriate residential environment that compliments the area and provides additional choice for those choosing to live in Scottsdale.