



Application

Narrative

Cash Transmittal

Development Standards

# Development Application



Development Application Type: Please check the appropriate box of the Type(s) of Application(s) you are requesting		
<b>Zoning</b>	<b>Development Review</b>	<b>Land Divisions</b>
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Subdivision (PP)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Subdivision (Minor) (MD)
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Wash Modification (WM)	<input type="checkbox"/> Land Assemblage
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Historic Property (HP)	<b>Other</b>
<input type="checkbox"/> Development Agreement (DA)	<b>Wireless Communication Facilities</b>	<input type="checkbox"/> Annexation/De-annexation (AN)
<b>Exceptions to the Zoning Ordinance</b>	<input type="checkbox"/> Small Wireless Facilities (SW)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Minor Amendment (MN)	<input type="checkbox"/> Type 2 WCF DR Review Minor (SA)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<b>Signs</b>	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance/Accommodation/Appeal (BA)	<input type="checkbox"/> Master Sign Program (MS)	<b>Other Application Type Not Listed</b>
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Community Sign District (MS)	<input type="checkbox"/> Other: _____

**Project Name:** \_\_\_\_\_

**Property's Address:** \_\_\_\_\_

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

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

<b>Owner:</b>	<b>Agent/Applicant:</b>
<b>Company:</b>	<b>Company:</b>
<b>Address:</b>	<b>Address:</b>
<b>Phone:</b> _____ <b>Fax:</b> _____	<b>Phone:</b> _____ <b>Fax:</b> _____
<b>E-mail:</b>	<b>E-mail:</b>
<b>Designer:</b>	<b>Engineer:</b>
<b>Company:</b>	<b>Company:</b>
<b>Address:</b>	<b>Address:</b>
<b>Phone:</b> _____ <b>Fax:</b> _____	<b>Phone:</b> _____ <b>Fax:</b> _____
<b>E-mail:</b>	<b>E-mail:</b>

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

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications<sup>1</sup> will be reviewed in a format similar to the Enhanced Application Review methodology.

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

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

_____	_____
Owner Signature	Agent/Applicant Signature

**Official Use Only**      Submittal Date: \_\_\_\_\_      Development Application No.: \_\_\_\_\_

## Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

# Development Application Review Methodologies



## Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

### **1. Enhanced Application Review Methodology**

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

### **2. Standard Application Review Methodology:**

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

#### Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

## Planning and Development Services

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# Development Application

## Arizona Revised Statutes Notice



### §9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

## Planning and Development Services

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# Request To Submit Concurrent Development Applications

## Acknowledgment and Agreement



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

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

Owner: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

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

Property owner (Print Name): \_\_\_\_\_ Title: \_\_\_\_\_  
 \_\_\_\_\_ Date: \_\_\_\_\_  
 Signature

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

13-ZN-2019  
 10/04/2019

# Request To Submit Concurrent Development Applications

## Acknowledgment and Agreement



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

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

Owner: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

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

Property owner (Print Name): \_\_\_\_\_ Title: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

Signature

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

13-ZN-2019  
10/04/2019

# Appeals of Dedication, Exactions or Zoning Regulations



## Rights of Property Owner

In addition to the other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) when an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decision.

## Appeal Procedure

The appeal must be in writing and specify the City action appealed and the date final action was taken, and must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken

- No fee will be charged for filing
- The city Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply
- Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- The City will submit a takings impact report to the hearing officer.
- In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- The hearing officer must render his decision within five working days after the appeal is heard.
- The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial nevo with the Superior Court within 30 days of the hearing officer's decision.

For questions, you may contact:

City's Attorney's Office  
3939 Drinkwater Blvd.  
Scottsdale, AZ 85251  
480-312-2405

Address your appeal to:

Hearing Officer, C/O City Clerk  
3939 Drinkwater Blvd  
Scottsdale, AZ 85251

Please be aware that City Staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

## Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

**Owner Certification  
Acknowledging Receipt  
Of  
Notice Of Right To Appeal  
Exactions And Dedications**


I hereby certify that I am the owner of property located at:

10239 E. Happy Valley Rd.

---

(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.



DAS Family Trust

---

Signature of Property Owner

June 14, 2019  
Date



# Request for Site Visits and/or Inspections Construction Document Application



**This request concerns all property identified in the construction document (plan review) application.**

Project Name: \_\_\_\_\_

Project Address: \_\_\_\_\_

### STATEMENT OF AUTHORITY:

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

### STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

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

Property owner /Property owner's agent: \_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

### City Use Only:

Submittal Date: \_\_\_\_\_ Plan review number: \_\_\_\_\_

### Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

# Appeals of Dedication, Exactions or Zoning Regulations



## Rights of Property Owner

In addition to the other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) when an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decision.

## Appeal Procedure

The appeal must be in writing and specify the City action appealed and the date final action was taken, and must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken

- No fee will be charged for filing
- The city Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply
- Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- The City will submit a takings impact report to the hearing officer.
- In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- The hearing officer must render his decision within five working days after the appeal is heard.
- The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial nevó with the Superior Court within 30 days of the hearing officer's decision.

For questions, you may contact:

City's Attorney's Office  
3939 Drinkwater Blvd.  
Scottsdale, AZ 85251  
480-312-2405

Address your appeal to:

Hearing Officer, C/O City Clerk  
3939 Drinkwater Blvd  
Scottsdale, AZ 85251

Please be aware that City Staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

## Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

**Owner Certification  
Acknowledging Receipt  
Of  
Notice Of Right To Appeal  
Exactions And Dedications**

I hereby certify that I am the owner of property located at:

10281 E. Happy Valley Rd. Scottsdale AZ 85275

(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.

DocuSigned by:  
Aliso K. Hansen  
Signature of Property Owner

10/13/2019  
Date

August 26, 2019

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

Re: 5 acres, 10281 E. Happy Valley Rd. (Parcel #217-06-001C)

Dear City of Scottsdale;

Please accept this letter as authorization for Tom Kirk, Chief Operating Officer of Camelot Homes to act as my agent when processing zoning map amendments, development variances, preliminary platting, design review, civil design, final platting and/or similar related activities involving the above referenced property.

Sincerely,

DocuSigned by:



Alicia Morrison

Owner

13-ZN-2019  
10/29/2019

# Affidavit of Authorization to Act for Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: 10281 E. Happy Valley Road
- b. County Tax Assessor's Parcel Number: 217-06-001C
- c. General Location: SW/SWC E Happy Valley Road & N Alma School Road
- d. Parcel Size: 5 acres
- e. Legal Description: S2 E2 W2 NE4 NE4 SEC 8

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

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

Name (printed)

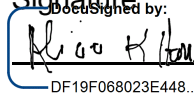
Alicia Harrison  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Date

10/13/2019, 20\_\_\_\_  
 \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_, 20\_\_\_\_

Signature

Alicia Harrison  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



## Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov



May 20, 2019

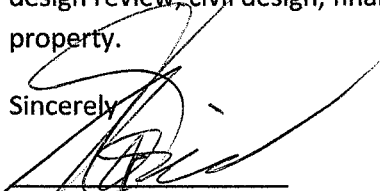
City of Scottsdale  
Planning Department  
7447 E Indian School Rd.  
Scottsdale, AZ 85251

Re: 5 acres, 10239 E. Happy Valley Rd.

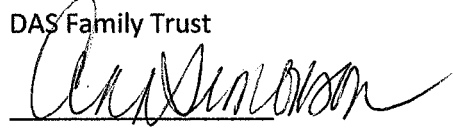
Dear City of Scottsdale;

Please accept this letter as authorization for Tom Kirk, Chief Operating Officer of Camelot Home to act as my agent when processing zoning map amendments, development variances, preliminary platting, design review, civil design, final platting and/or similar related activities involving the above reference property.

Sincerely,



Doug Simonson, Trustee  
DAS Family Trust



Ann Simonson, Trustee  
DAS Family Trust

13-ZN-2019  
10/04/2019

---

Neil M. Chur  
Harbour Lights Holding Company  
9010 Strada Stell Court  
Suite 205  
Naples, FL 34109

239.254.2400  
239.254.2401  
nmc@hlhc.com

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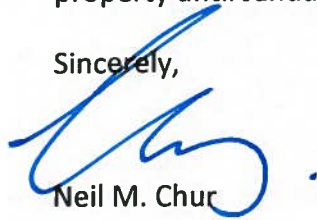
February 8, 2019  
City of Scottsdale  
Planning Department  
7447 E. Indian School Road  
Scottsdale, AZ 85251

Re: 20 acres, SWC of Happy Valley Rd & Alma School Rd

Dear City of Scottsdale,

Please accept this letter as authorization for Tom Kirk, Chief Operating Officer of Camelot Homes, to act as my agent when processing zoning map amendments, development variances, preliminary platting, design review, civil design, final platting and/or similar related activities involving the above reference property until January 23, 2020.

Sincerely,



Neil M. Chur

*President/Chief Operating Officer*  
Harbour Lights Holding Company

13-ZN-2019  
10/04/2019



# ZONING NARRATIVE

## 13-ZN-2019



## HAPPY VALLEY 18

Camelot Homes  
6607 N. Scottsdale Road, Suite H100  
Scottsdale, AZ 85250

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# APPLICATION REQUEST

Camelot Homes LLC, (the “Developer”) seeks to develop approximately twenty-nine (29) acres of land west of Alma School Road and south of Happy Valley Road (the “Property”) as a private gated enclave of single-family homes as conceptually depicted on *Figure 1 – Illustrated Site Plan*.

This application is a request to rezone the Property from R1-190 ESL to R1-43-PRD ESL. The proposed development includes twenty-one (21) homesites ranging from approximately 26,250 to 34,500 square feet. There are two (2) existing homes within the Property. The home on proposed Lot 11 will remain and the home on proposed Lot 17 will be removed and replaced with a new home by the Developer.

The proposed plan aligns with the intent of the Environmentally Sensitive Lands (the “ESL”) district while remaining consistent with the City of Scottsdale General Plan 2001 (the “GP”) Goals and Approaches and Rural Neighborhoods land use designation. The proposed site plan with this request retains a density of less than one (1) dwelling unit per acre (0.73 du/ac proposed) and is a creative development plan that is harmonious with the neighboring communities while embracing native desert vegetation character around the perimeter and through the center of the enclave.





*Figure 1 – Illustrated Site Plan*

# PROJECT DESCRIPTION

The approximately twenty-nine (29) acre site is located south and west of the Alma School Road and Happy Valley Road intersection. North and east of the Property are existing residential developments subdivision (Eagles Glen, Troon Fairways and Glen Moor). West of the Property are two (2) single-family detached homes each on an approximately five (5) acre lot with access to the homes coming from 102<sup>nd</sup> Street, which is west of the subject site. South of the Property along the southern property line is an undeveloped half right-of-way that terminates at a half cul-de-sac just east of the western boundary of the Property that provides access to three (3) unimproved lots.

The proposed neighborhood concept recognizes the value and visual significance that landscaping has upon reinforcing the character of this area of the city. Through protecting natural landscape areas, the tactful design of the enclave will seamlessly blend with the character of the surrounding neighborhoods by embracing the native Sonoran Desert landscape. The proposed neighborhood will have a character similar to that of Whitehorse, a recently approved community along the east side of Pima Road at Los Gatos Drive currently under construction by the Developer.

Comprised of twenty-one (21) homesites, ranging from approximately 26,250 to 34,500 square feet, the neighborhood is designed around a wash corridor that bisects the Property, and with site grading and the salvage and reuse of mature plant material in mind. There are two (2) existing homes within the Property. The home on proposed

Lot 17 will be removed and replaced with a new home by the Developer. The home on proposed Lot 11 will remain and be integrated within the neighborhood.

Land at the perimeter of the neighborhood will preserve a natural desert character and provide a buffer to the adjacent residential properties. A fifty (50) foot roadway buffer will be provided along the south side of Happy Valley School Road complementing the native character landscape along the north side of the road. The landscape buffer widens to approximately 220' feet near the intersection of Happy Valley Road and Alma School Road. A similar landscape buffer will be provided along Alma School Road.

Along the south boundary, adjacent to the twenty (20) foot half-street right-of way, will be a thirty-five (35) foot wide common area tract. A common area tract along the west boundary will vary in width from approximately fifty (50) feet to seventy-five (75) feet as will one along the east boundary that will vary from approximately thirty (30) feet to 130 feet. These open space tracts will include a NAOS easement.

An eight (8) foot wide public path will be located along the south side of the roadway that will be constructed with the Happy Valley Road widening and traffic circle improvements. A trail, installed by the Developer, will meander through the roadway buffer. Along Alma School Road a native character landscaped buffer will also include a public path and trail north of the entry drive into the neighborhood. A trail will continue south of the entry drive to the south property boundary. These pedestrian segments will allow the new residents the enjoyment of Scottsdale's superior and desirable Sonoran Desert lifestyle by connecting their community to a regional path and trail network linking to the McDowell Sonoran Preserve and the local neighborhood social/retail centers.

Residents will enter the neighborhood from Alma School Road. The entry location is based on adequate spacing from the future traffic circle planned by the City at the intersection of Alma School Road and Happy Valley Road. As requested, additional rights-of-way will be dedicated along Happy Valley Road and Alma School Road to

accommodate the roadway widening and alignments entering the circle. This includes an additional (10) feet of right-of-way along the south side of Happy Valley Road and an additional thirty (30) feet of right-of way along a portion of Alma School Road.

The proposed site plan embraces the surrounding landscape and architectural character while integrating with the landforms within the Property. Upon entering the gated enclave, the entry road descends, arriving to a desert character open space corridor. Within the proposed neighborhood a wash corridor bisecting the Property will be preserved in a common area tract with a NAOS designation. Homesites are designed around the corridor preserving the native landscape character typically found in this area of the city. The open space feel will continue within the neighborhood as threads of desert landscape will weave between homes and along neighborhood roads. Single-family homes designed with desert appropriate architectural style will meet ESL standards and will contribute a rural character lifestyle that includes preservation of the desert landscape. A selection of five (5) floor plans each with three (3) elevations will result in an architecturally rich variety of homes in the neighborhood.

To preserve the unique nighttime experience of Scottsdale's dark sky and moon rises over the McDowell peaks, roadway lighting within the neighborhood will be limited to required locations only. A complement to the "dark" experience is the "quiet" experience of the Sonoran Desert. To protect and enhance the quality of life of residents in the proposed neighborhood, a sound mitigation wall will be constructed to shield Happy Valley Road traffic noise from the homesites. The wall will not only protect the quality of life for residents, but will also be aesthetically pleasing. The slump block sound mitigation wall will be located along the southern edge of the fifty (50) foot roadway buffer and then meander further south, away from Happy Valley Road, along the north boundary of Lot 1 and Lot 2.

The wall form is curvilinear in accordance with ESL standards, and setback approximately sixty (60) feet from the existing Happy Valley Road right-of-way. As mentioned above, a request for an additional ten (10) feet of right-of way along Happy



Valley Road will be dedicated to accommodate the City roadway widening improvements. As a result, the sound mitigation wall will encroach into the buffered roadway corridor in two (2) locations. One encroachment ranges from zero (0) inches to twenty-nine (29) inches in depth and the other encroachment ranges from zero (0) inches to twenty (20) inches in depth. The approximately 150 square feet of encroachment is more than offset by lengths of the wall that exceed the fifty (50) foot corridor depth approximately four (4) to six (6) feet for significant lengths. The area where the depth is exceeded is more than six (6) times that of the encroachment area. Additionally, the proposed site plan includes a deep landscape tract near the intersection of Happy Valley Road and Alma School Road further preserving the landscape rich character of area and meeting the intent of the guidelines. See *Figure 2 – Sound Mitigation Wall* and *Figure 12 – Happy Valley Road Buffered Roadway Landscape Corridor*.

The site slopes approximately sixty (60) feet from the northeast to the southwest. Where practical, homesites are oriented to avoid the wash corridor bisecting the Property as well as to set up indoor and outdoor living areas that will capture the distant city views. Grading within the site will be carefully orchestrated. Initially grading will be limited to infrastructure improvements including roadways, the neighborhood entry, sound mitigation walls and drainage improvements. Each homesite will be graded individually upon home construction. As such, walls specific to a homesite will be installed when the related home is constructed. The sound mitigation wall and walls related to the entry and arrival to the neighborhood will be included with the initial construction of the neighborhood infrastructure.

Along the south boundary a half-street right-of-way will be dedicated for Desert Vista Drive. To avoid a wash corridor crossing under Alma School Road a portion of this right-of-way is angled across the Property to allow access to the adjacent properties from Alma School Road that avoids the wash and related drainage facilities.

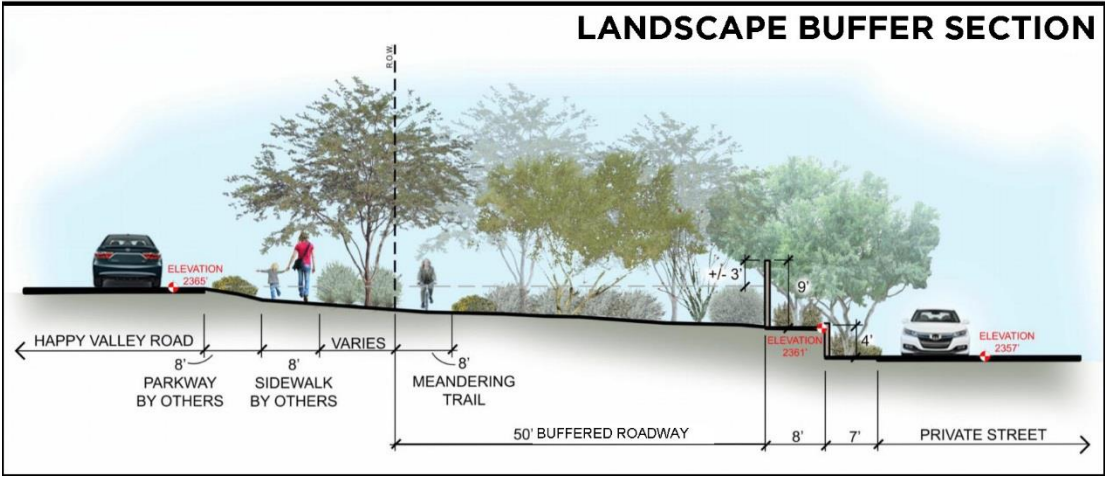
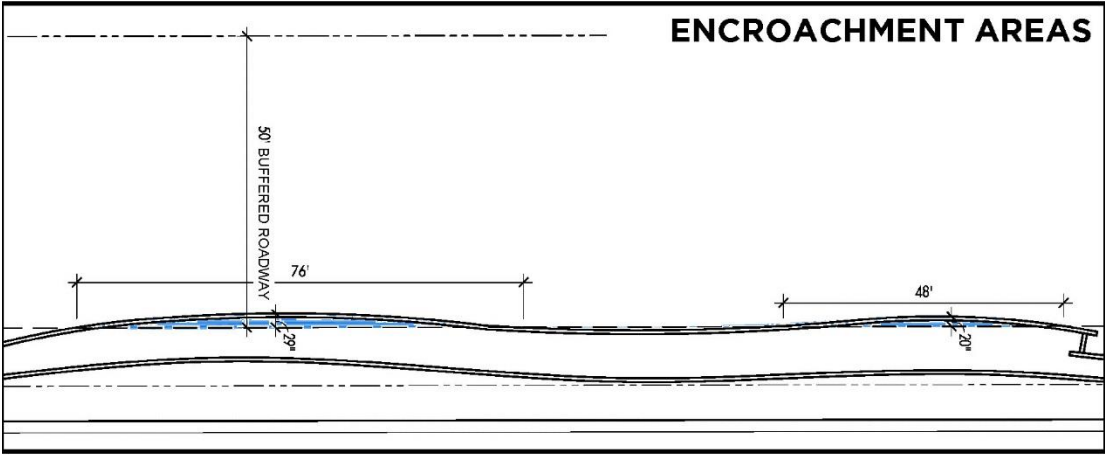
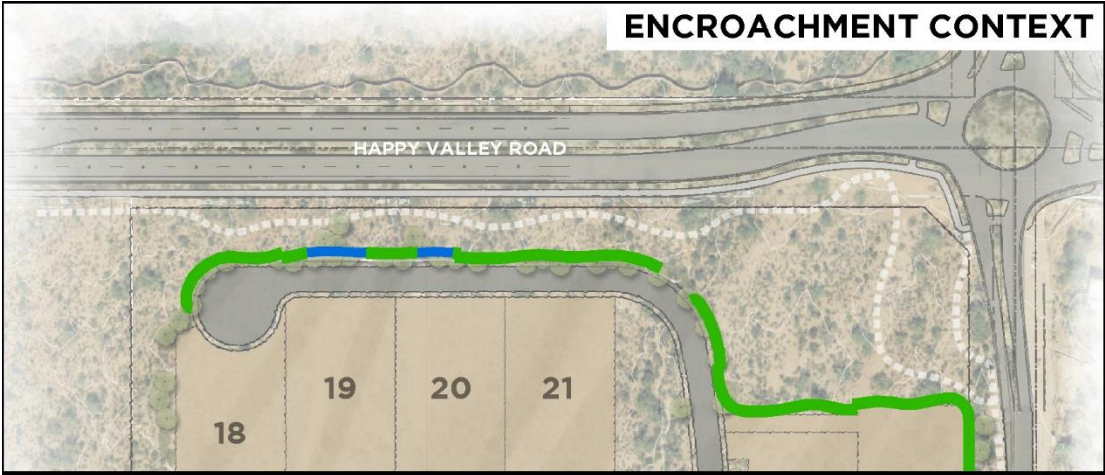


Figure 2 – Sound Mitigation Wall

## **PLANNED RESIDENTIAL DEVELOPMENT DESIGN CRITERIA AND DEVELOPMENT STANDARDS**

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The proposed project is an imaginative residential neighborhood plan that recognizes the value and visual significance that preserving open space and natural features has upon reinforcing the character of the region. Amended development standards, as permitted with a Planned Residential Development (“PRD”) district designation will allow for the tactful design of an enclave of executive housing with large areas of natural landscape located in common areas tracts around the perimeter of the Property that will seamlessly blend with the character of the surrounding neighborhoods and streetscape character along Happy Valley and Alma School Road. The proposed density of this neighborhood plan (0.73 du/ac) is less than the PRD maximum base density criteria (0.85 du/ac) allowed.

The proposed plan does not request an increase to the PRD base density, however it does satisfy several of the criteria that would allow for an increase. As further described below, the proposed neighborhood plan 1) preserves natural features within the Property, 2) provides quality common open space including accessible areas for non-residents to traverse through as segment in the City’s greater regional system, and 3) is based on innovative site plan that features a street pattern that discourages through traffic, ensures the privacy of the residents, and is in harmony with the topography.

The PRD designation and amended development standards will allow for almost forty (40) percent of the Property to be set aside for open space excluding land provided for perimeter rights-of-way. Perimeter open space and infrastructure will account for approximately thirty (30) percent of the Property. This will include perimeter roadway landscape buffers along Happy Valley Road and Alma School Road (6%), common area tracts and open space/landscaped buffers (along the east, west and south boundary (18%), and additional right-of way (6%) (to accommodate the proposed widening and traffic circle on Happy Valley, right-of-way along Alma School Road

and the entry and half-street right-of way along the southern boundary). Within the proposed neighborhood approximately thirteen (13) percent of the Property will be in common area tracts with desert landscape. Over half of this is the central open space core while the remaining is located in visible areas along internal roadway system to provide areas for desert planting that is characteristic in this area of the city. See *Figure 3 - Constraints*. Common area tracts around the perimeter and through the middle of the proposed neighborhood will include NAOS designations.

In addition to providing an open space buffer, the common area tracts around the perimeter of the Property will create a natural separation between existing and future homes. Along the south boundary the twenty (20) foot half-street right-of way, thirty-five (35) foot wide common area tract and thirty-five (35) foot rear yard will set a home back ninety (90) feet from the existing property line. The common area tract along the west boundary varies. Adjacent to Lot 18 the tract will be fifty (50) feet wide. The side yard on this lot will be fifteen (15) feet resulting in a home being setback at least sixty-five (65) feet from the existing property line. Homes along the south and west boundary will be setback a distance equal to or greater than the minimum rear yard of the adjacent zoning district (sixty (60) feet). Lot 11 is an exception. The existing home on this lot will remain. A forty-eight (48) foot wide common area tract will be located along the west boundary of the lot. The amended development standards propose a ten (10) foot side yard along the west boundary of the Lot. The home will be setback fifty-eight (58) feet from the existing property line, therefore, the conditions are unchanged from that existing today.

The development pattern surrounding the Property is both grid-like and organic in character. The layout of the proposed development will be similar while relating to the site constraints and existing conditions. The internal street system is not a dominant feature and is designed for efficient and safe flow of vehicles without creating a disruptive influence to the common area open space. The gated enclave of short street segments and cul-de-sacs will naturally slow resident and guest traffic. The proposed roadway is narrow and wraps around a central open space to preserve a rural

character where the landscape is dominant. Guest parking will be provided on each homesite. Several lots will have a flag with a driveway that will extended to the neighborhood street. Adjacent to the flag will be landscape located within a common area tract to preserve and reinforce the natural character found within this area of the city.

To develop the property in this manner the Developer is requesting a reduction in lot size and setbacks that can be granted as permitted in City's PRD ordinance. The Amended Development Standards will permit a reduced minimum lot area that will allow for open space to be protected in common area tracts, as described above, rather than on individual lots. Individual lot setbacks will meet or exceed R1-43 standards with a twenty-five (25) percent reduction as permitted by the ESL district designation. All new homes will be setback a minimum sixty (60) feet from the west and south boundary of the Property; a distance equivalent to the rear setback of the adjacent R1-190 district. Single story homes will be designed to meet ESL standards by limiting the height of the home to no more than twenty-four (24) feet, as shown in the Amended Development Standards, contributing to a rural character neighborhood nestled within the landscape. A comparison of the R1-43, ESL with twenty-five (25) percent reduction and PRD amended standards are shown on the next page.

Development Standards Comparison

	R1-43	ESL Amended <i>(includes 25% reduction)</i>	PRD <i>(proposed)</i>
Min. Lot Area	43,000 sf	32,250 sf	26,250 sf
Min. Lot Width	150'	112.5'	120'
Max. Building Height	30'	24'	24'
Front Setback	40'	30'	30'
Garage Setback <i>(facing street)</i>	40'	20' from back of curb	30'
Side Setback	20'	15' <sup>1</sup>	15', except 10' along west boundary of Lot 11 <i>(existing home)</i>
Rear Setback	35'	26.25' <sup>1</sup>	35'
Perimeter Subdivision Building Setback <i>(R1-190 along south and west boundary)</i>	NA	NA	60', except 58' along Lot 11 <i>(existing home)</i>

<sup>1</sup> ESL amended standards allow for a 5' side or rear setback when adjacent to a designated open space tract

See also the Amended Development Standards section at the end of this document, the supporting landscape drawings, and the supporting civil drawings included with this application.





*Figure 3 - Constraints*

## **NATURAL AREA OPEN SPACE (NAOS)**

The Property is located within the Upper Desert Landform category of the ESL overlay district. Approximately thirty-nine (39) percent (10.6 acres) of the net site area (27.0 acres) will be dedicated as Natural Area Open Space (NAOS). At least seventy (70) percent of the NAOS will remain undisturbed while up to thirty (30) percent may be revegetated.

NAOS will be located around the perimeter of the proposed neighborhood within common area tracts. This will include a fifty (50) foot roadway buffer along Happy Valley Road and a similar landscape buffer along Alma School Road. The NAOS expands to approximately 220 feet near the intersection of Happy Valley Road and Alma School Road and will preserve the native landscape character in a highly visible area of the Property as viewed from the roadway. A common area tract along the south boundary will provide a buffer between the future potential roadway and homesites. There are four (4) areas that have been disturbed prior to 1990 that will be revegetated. These are located within the Buffered Roadway along Happy Valley Road, south of the entry drive into the proposed neighborhood, and at the south boundary south of Lot 6.

Along the west boundary a common area tract will vary in width. The narrowest area will be approximately forty-eight (48) feet adjacent to Lot 11. The existing home on this lot will remain. The tract/property line is located so that the proposed NAOS west of the lot is within a common area tract rather than on-lot. The NAOS widens to approximately seventy-five (75) feet adjacent to Lot 17. The existing home on this lot will be demolished.

An open space corridor bisects the proposed neighborhood. This open space corridor, which includes a natural wash corridor, will include a large area of undisturbed NAOS. Retaining walls will be proposed with the development of each lot to reduce the impact of grading by limiting the areas of disturbance to preserve the natural vegetation where practical. See *Figure 4 – Natural Area Open Space*.



## **IMPROVEMENTS, OWNERSHIP AND MAINTENANCE**

The proposed neighborhood will have a homeowners association (“HOA”) that will provide for the maintenance of the neighborhood streets, gated entry features, retention basins, common area walls and common area landscape/open space tracts. The HOA will also be responsible for the protection and maintenance of the designated NAOS.

## **NATIVE PLANT MATERIAL**

Throughout the Property, in areas that will not remain in their undisturbed natural state, the landscape vegetation will be surveyed, tagged, and if possible boxed and salvaged for use on the Property. This mature plant material will be used to re-vegetate areas that have been graded or disturbed to enhance the natural landscape at entrances and where additional privacy is desired and can be created by additional planting density. Through protecting natural landscape areas, the tactful design of the enclave, responsive site grading and the salvage and reuse of mature plant material, the proposed development recognizes the value and visual significance that landscaping has upon the character of the community, reinforcing the character of the city.

NAOS	REQUIRED	PROPOSED
	442,393 sf	447,389 sf
UNDISTURBED NAOS (min.)	309,675 sf	315,767 sf
REVEGETATED NAOS	132,718 sf	131,622 sf
REDUCTION FOR REVEG		



*Figure 4 – Natural Area Open Space*

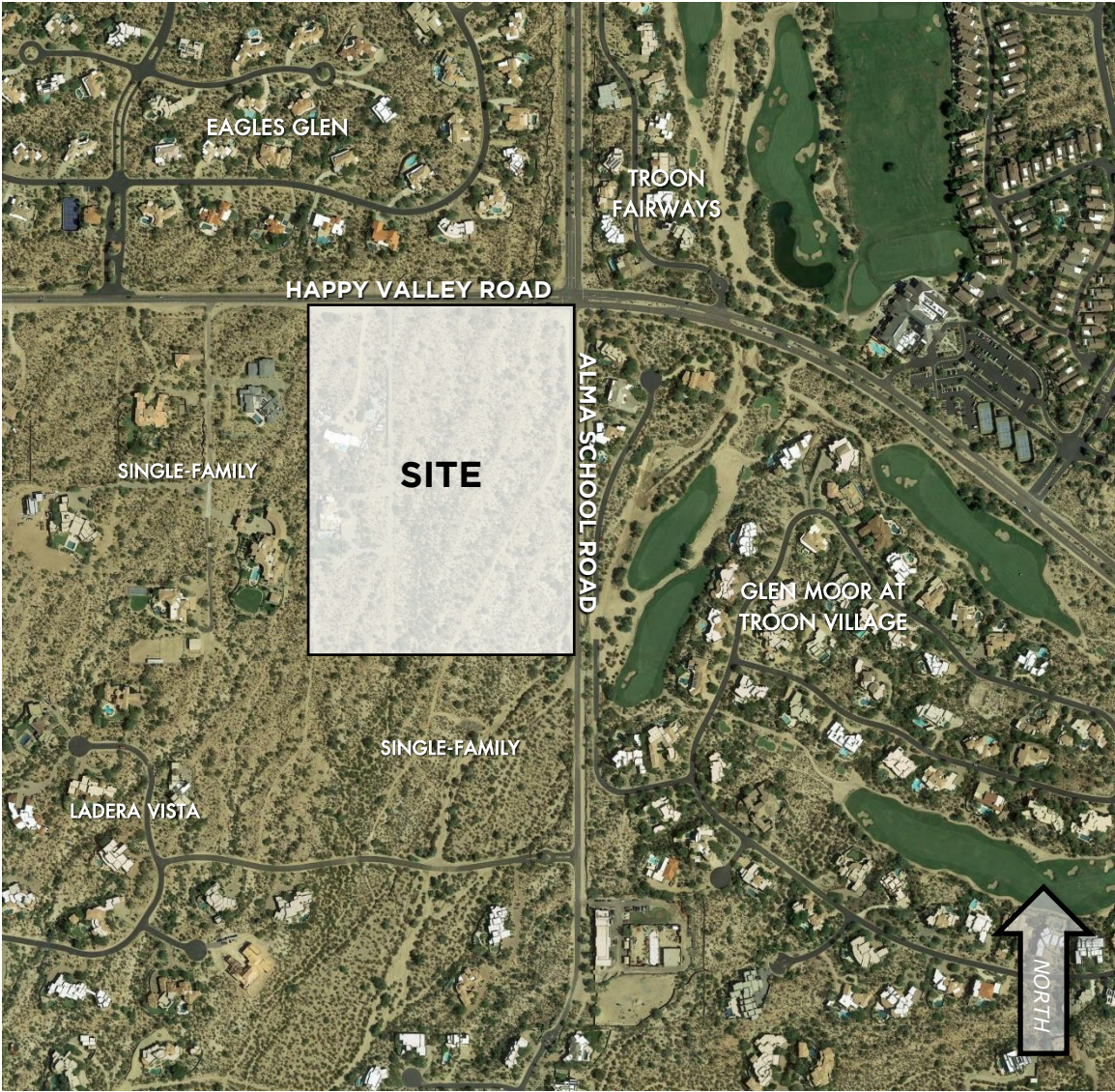
*Areas and calculations are based on this proposed site plan and may be refined based on final improvement plans.*

# SITE CONTEXT

The Property, approximately twenty-nine (29) acres, is located west of Alma School Road and south of Happy Valley Road. See *Figure 5 – Site Context*. The proposed site plan preserves the rural neighborhood character that surrounds it securing a landscape buffered along both Happy Valley Road and Alma School Road. The rural desert character is further enhanced in a manner that is responsive to the site conditions by clustering single-family homesites on either side of a central desert open area that includes a wash corridor and Sonoran Desert character landscape.

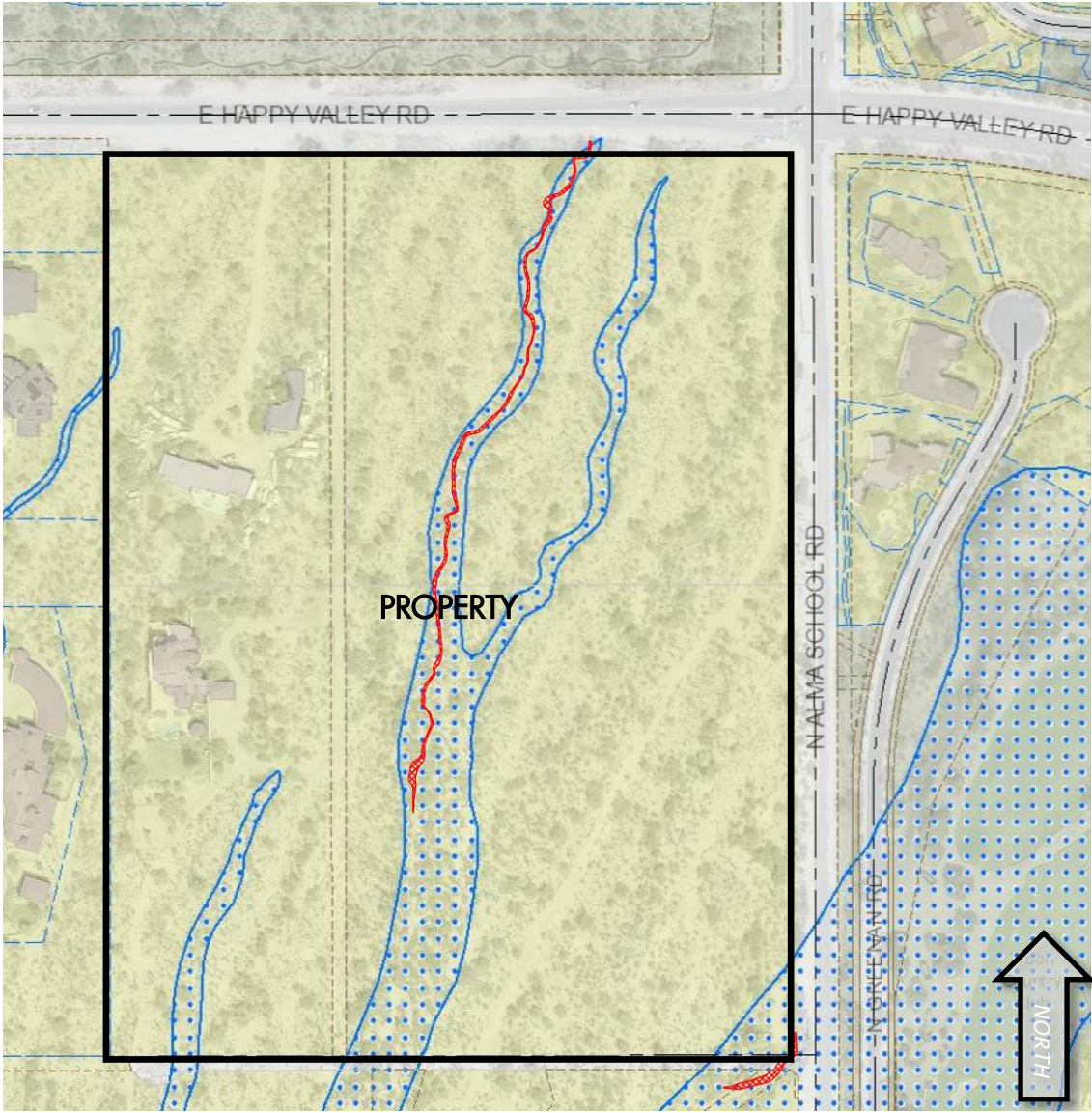
A significant wash corridor conveying drainage from neighborhoods to the east touches the southeast corner of the Property. Additional right-of-way will be dedicated to accommodate access to the properties to the south that avoids the wash and related infrastructure. Drainage entering the Property along Happy Valley Road will be directed through the central wash corridor/open space corridor and will outlet at the historic location. One (1) wash corridor that bisects the Property carries a flow of 50 cfs or greater, however, much of the historic drainage through the site has been cut-off by development to the north. Other wash corridor flow volumes within the Property have been evaluated and have been determined to carry less than 50 cfs volumes. See *Figure 6 – 50cfs or greater wash corridors*.





*Figure 5 – Site Context*





Source: <http://eservices.scottsdaleaz.gov/maps/parcel-information>;  
50 cfs or greater wash corridor shown in red - Kimly Horn

**Figure 6 – 50cfs or greater wash corridors**

# EXISTING AND PROPOSED ZONING

The Property, located in the northern portion of the City, is within the Upper Desert Character of the Environmentally Sensitive Lands (“ESL”) district. It is currently zoned R1-190 ESL as shown on *Figure 7 - Existing Zoning*.

To provide an opportunity for more flexibility for site planning and platting of lots, ESL includes a cluster development option so that development may be clustered on less sensitive land to protect and preserve more sensitive land areas. A PRD overlay permits for amended development standards. Amended standards are proposed. See section Amended Development Standards. Proposed zoning for the Property is R1-43 PRD ESL as shown on *Figure 8 - Proposed Zoning*.

The proposed zoning achieves a clustered development plan with amended development standards that will allow the Property to be developed in a manner that preserves and enhances the rural Sonoran landscape character along the perimeter of the Property, is sensitive to existing site conditions to accommodate stormwater flows through the Property, and is a neighborhood that is a density of less than one (1) dwelling unit per acre; similar with surrounding neighborhoods. The proposed plan does not request an increase to the PRD base density, but rather limits density within the Property with a R1-43 designation.

## **SURROUNDING THE PROPERTY:**

Surrounding uses and zoning include:

- *North: Eagles Glen single-family residential subdivision,  
R1-43 ESL*
- *East: Glenn Moor at Troon Village single-family subdivision,  
R1-35 ESL*
- *South: Undeveloped single-family residential  
R1-190 ESL*
- *West: Single-family residential  
R1-190 ESL*

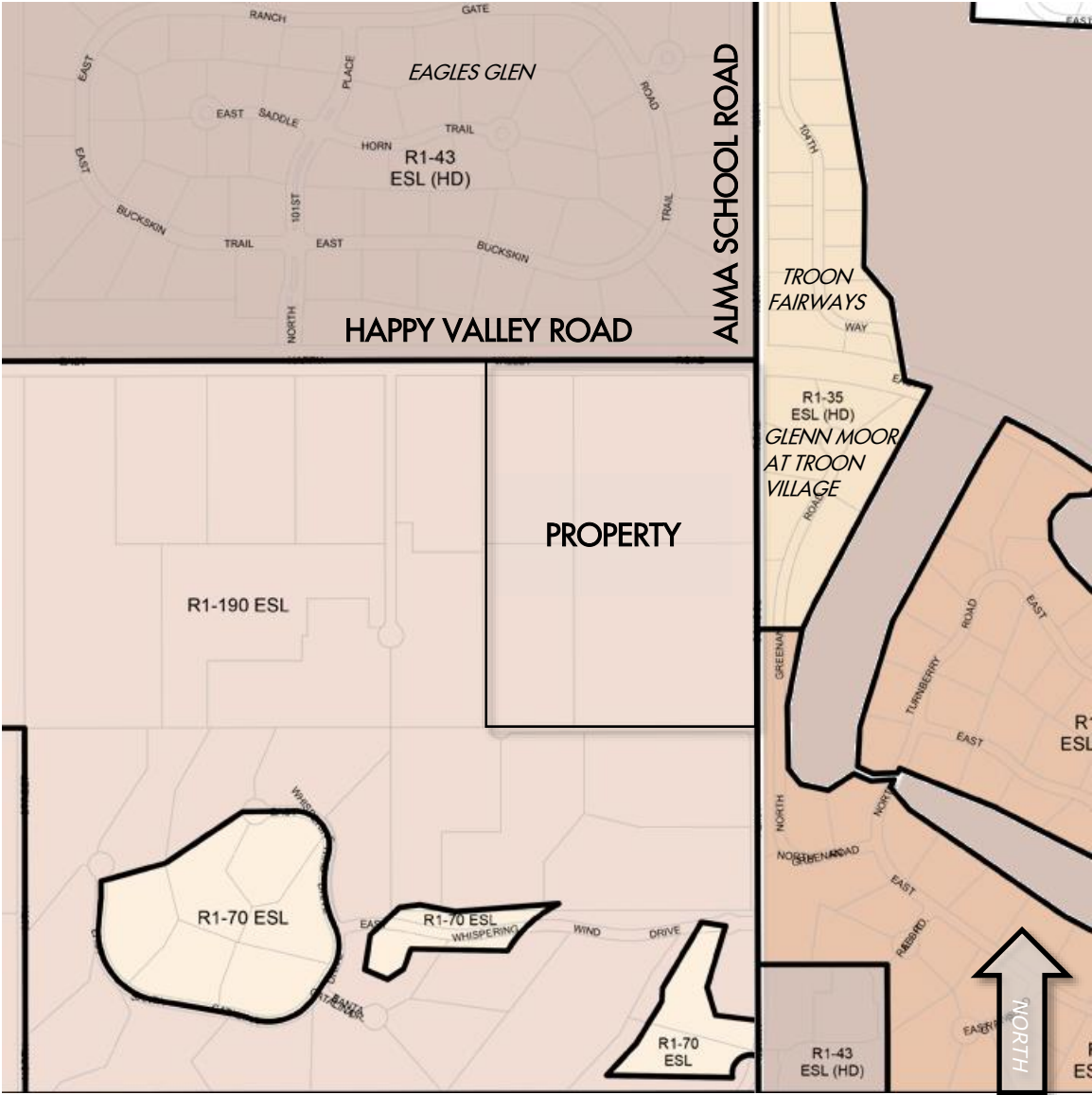


Figure 7 - Existing Zoning



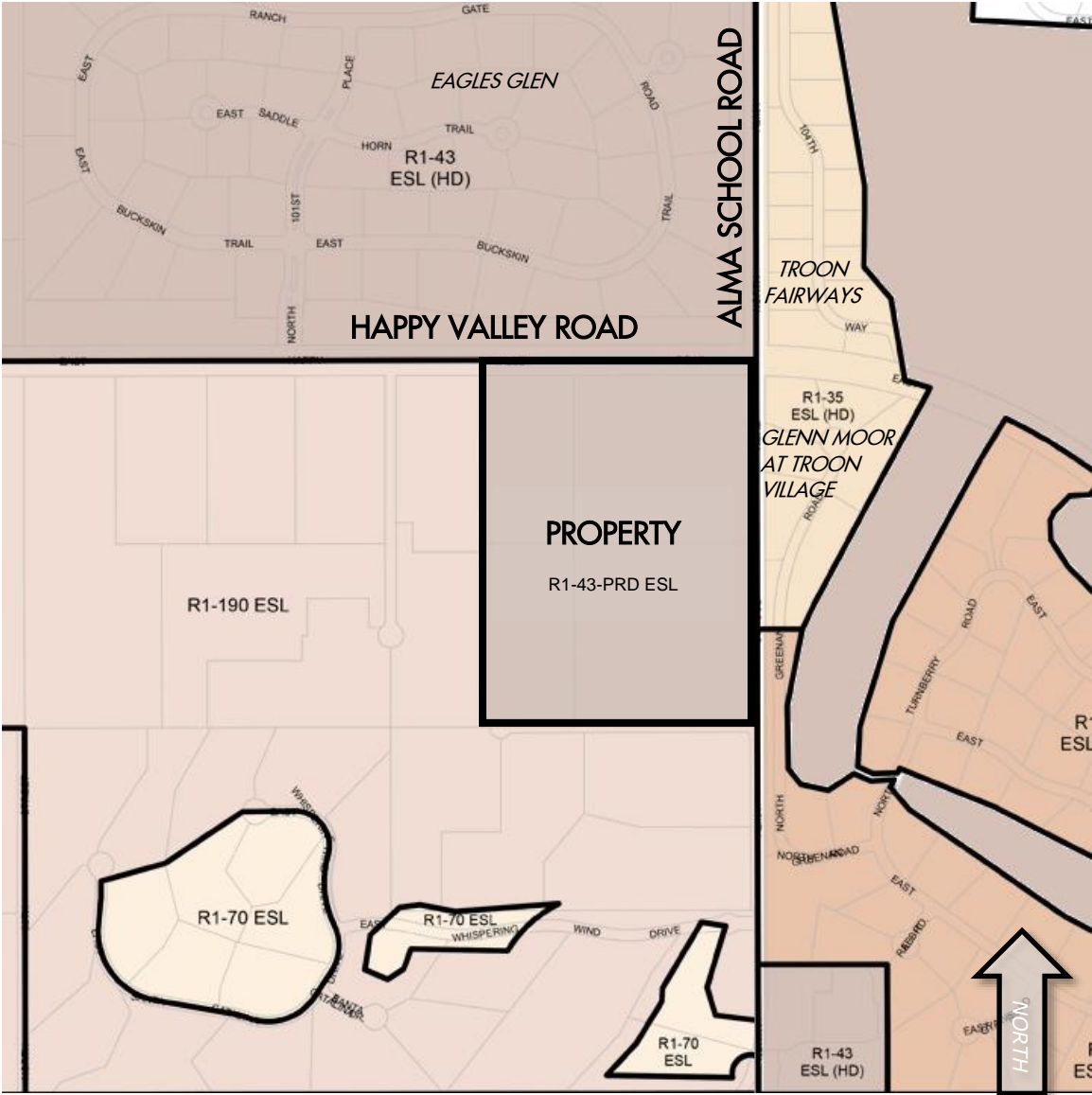


Figure 8 - Proposed Zoning

# GENERAL PLAN GOALS AND APPROACHES

The request includes rezoning the Property from R1-190 ESL to R1-43 PRD ESL while remaining consistent with the existing GP Land Use Element Rural Neighborhoods designation with overall density of 0.73 dwelling units per acre; less than one (1) dwelling unit per acre. The Rural Neighborhoods land use category encourages clustering to preserve desert vegetation, washes and natural features as is proposed with this application. A Character Area plan does not exist for the Property, so that criteria does not apply. See *Figure 9 – GP Conceptual Land Use Map*.



Figure 9 – GP Conceptual Land Use Map

*Rural Neighborhoods (as stated in the GP):*

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

**GP GOALS AND APPROACHES**

The General Plan describes long-term goals for the City’s future and provides guidance to evaluate development within the city. Completed in 1996, the recommendations from the CityShape 2020 process are the basis for planning in Scottsdale today. In context of general land use planning and a character-based general plan, the recommendations consists of the Six Guiding Principles (which are equal, with no priority in the listing) and a three (3) level structure. Level 1 includes City-wide planning. Level 2 is character area planning. Level 3 is neighborhood planning. The Guiding Principles are:

- *Preserve Meaningful Open Space*
- *Enhance Neighborhoods*
- *Seek Sustainability*
- *Support Economic Vitality*
- *Advance Transportation*
- *Value Scottsdale's Unique Lifestyle & Character*

The GP establishes policies, goals and strategies for each of twelve (12) elements. These elements are:

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

The proposed development supports the GP goals and approaches as outlined more specifically as follows.

## **GUIDING PRINCIPLES**

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***Preserve Meaningful Open Space: The city of Scottsdale is committed to promoting the acquisition, dedication, and setting aside of open space as a community amenity and in support of the tourism industry in Scottsdale.***

The proposed zoning and conceptual site plan for this Property are consistent with the City's GP Conceptual Land Use Map designation of Rural Neighborhoods (less than 1 du/ac) and is in alignment with the GP's recommendation to "Preserve Meaningful Open Space". The change in zoning will allow the Property to develop in a manner that is responsive to the landform and character of the area.

The dedication of a roadway buffer along the north boundary of the Property will contribute to the aesthetic beauty and experience of the Sonoran Desert. The roadway buffer will be placed in a tract furthering the preservation of the desert experience and rural character and open space along the transportation corridors in this area of the City frequently traveled by those going to the nearby Pinnacle Peak and Tom's Thumb trailheads.

The open desert space character will continue within the neighborhood as threads of desert landscape will be woven between homesites to preserve the natural landscape and provide stormwater conveyance and retention. These open space areas will include native and enhanced native plant species.

This application includes amended development standards. These standards, similar to amended standards approved for other nearby neighborhoods, ensure the preservation of the desert experience within and around the neighborhood. The amended development standards will allow the site to be developed with a cluster of homes on either side of the central open space corridor while preserving approximately

thirty-seven (37) percent of the Property for desert open space character. This conceptual site plan includes over ten (10) acres that will be dedicated as NAOS.

***Enhance Neighborhoods: Scottsdale’s residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.***

The Developer has been a part of creating several of Scottsdale’s great neighborhoods. They support the GP’s recommended commitment to the quality of existing neighborhoods and its vision to add quality neighborhoods to the fabric of the City. The Property is surrounded by existing single-family residential development on three (3) sides and undeveloped lots to the south. The development pattern of the proposed site plan (see *Figure 1 – Illustrated Site Plan*) is in line with the GP’s recommendation to maintain and enhance the existing and future neighborhoods.

The proposed neighborhood embraces and will enhance the quality of the rural desert landscape character that is a defining characteristic of this region of the City. A roadway buffer and common area tracts dedicated as NAOS are proposed around the perimeter of the Property while a central native character open space corridor bisects the neighborhood. Together these open spaces will provide corridors for wildlife to migrate through.

The landscape buffer along Happy Valley Road and Alma School Road will provide meaningful open space to existing and future neighborhoods enhancing their experience of the Sonoran Desert. A public path and trail will connect the proposed neighborhood to the city-wide pedestrian network.

The quality of the experience within the proposed neighborhood will be enhanced by a sound mitigation wall along southern boundary of the fifty (50) foot roadway buffer along Happy Valley Road. The sound mitigation wall will shield traffic noise to protect and enhance the quality of life of future residents. A gated entry will provide privacy as the enclave is adjacent to a major thoroughfare with plans for additional City improvements in the form of a traffic circle at the intersection. The design of the wall and landscape elements incorporate forms, materials and colors that complement and enhance the natural desert setting rather than detract from it.

***Value Scottsdale's Unique Lifestyle and Character: Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.***

The proposed neighborhood creates an enclave of homes on individual lots surrounded by natural desert landscape character and public trails that connect the neighborhood to the greater network in the area. The proposed zoning would permit the Property to be developed in desirable cul-de-sac clusters of homes influenced by low-profile desert southwest architectural character. Together these elements preserve and enhance the unique lifestyle and character desired for residents and visitors.

The Sonoran Desert will continue to be a major part of the visual experience for citizens and visitors who travel along Happy Valley Road. This is a popular route to the



Pinnacle Peak and Tom's Thumb trailheads. The landscape character will be preserved within a fifty (50) foot roadway buffer located in a common area tract maintained by the homeowner association. A public path and trail along both Happy Valley Road and Alma School Road will add another link to the regional trail system. Proposed City improvement plans for Happy Valley Road include a pedestrian route. These links will allow the new residents the enjoyment of Scottsdale's superior and desirable Sonoran Desert lifestyle.

Roadway lighting, except as may be required by the City, is not anticipated with the development of the Property to maintain the unique nighttime experience of Scottsdale's dark sky and moon rises over the McDowell peaks. A complement to the "dark" experience is the "quiet" experience of the Sonoran Desert. To enhance this unique lifestyle element, a sound mitigation wall will be integrated along Happy Valley Road. The sound mitigation wall will shield the traffic noise to provide quiet within the neighborhood enhancing the quality of life of future residents while seamlessly blending with the native character landscape within the Buffered Roadway corridor.

## **CHARACTER AND DESIGN ELEMENT**

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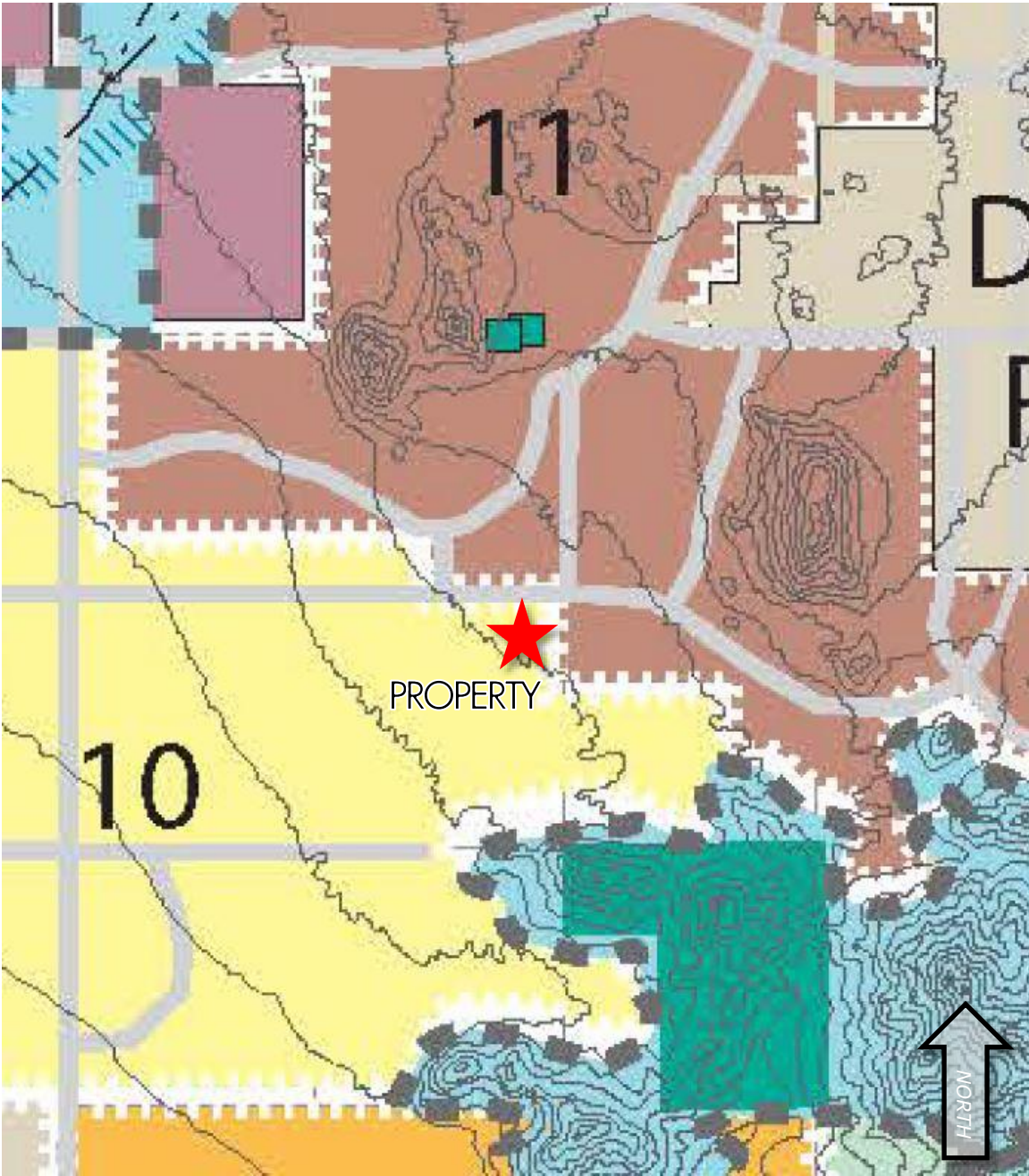
***1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.***

The proposed development shall be in conformance with the community goals as outlined in detail below. The Property is designated Rural Desert on the GP Character Types Map (see *Figure 10 – GP Character Types Map*) and will be developed consistently with that designation. The Property will be developed as an enclave of single-family homes with enclosed private yards surrounded by Sonoran Desert open space. The enclave will provide a rural lifestyle that includes preservation of the desert character. Homes in the enclave will be built in desert appropriate architectural styles built to the ESL standards, and land at the perimeter of the neighborhood will conserve the natural desert environment and provide a natural buffer to the adjacent development. Open space will be placed in common area tracts.

The Property is in Character Area 10 of the GP (see *Figure 11- GP Character Area Map*). While the GP does not provide any detail about the qualities of Character Area 10, it will be developed in a character complementary to the character of existing surrounding development. Homes to the north, east and west of the Property are developed with private walled yards surrounded by natural and re-vegetated desert open spaces. Neighborhoods to the north and east provide similar buffers as proposed herein with a natural landscape character predominate in the area.



Figure 10 – GP Character Types Map



*Figure 11- GP Character Area Map*



- *Respond to regional and citywide contexts with new and revitalized development in terms of:*
  - *Scottsdale as a southwestern desert community*

The Property's location allows the enclave surrounded by native landscape to complete and enhance the surrounding neighborhood fabric while preserving the desert character Scottsdale is so well known for. Architectural styles and native landscape planting will enforce this perception.

- *Relationships to surrounding land forms, land uses and transportation corridors*

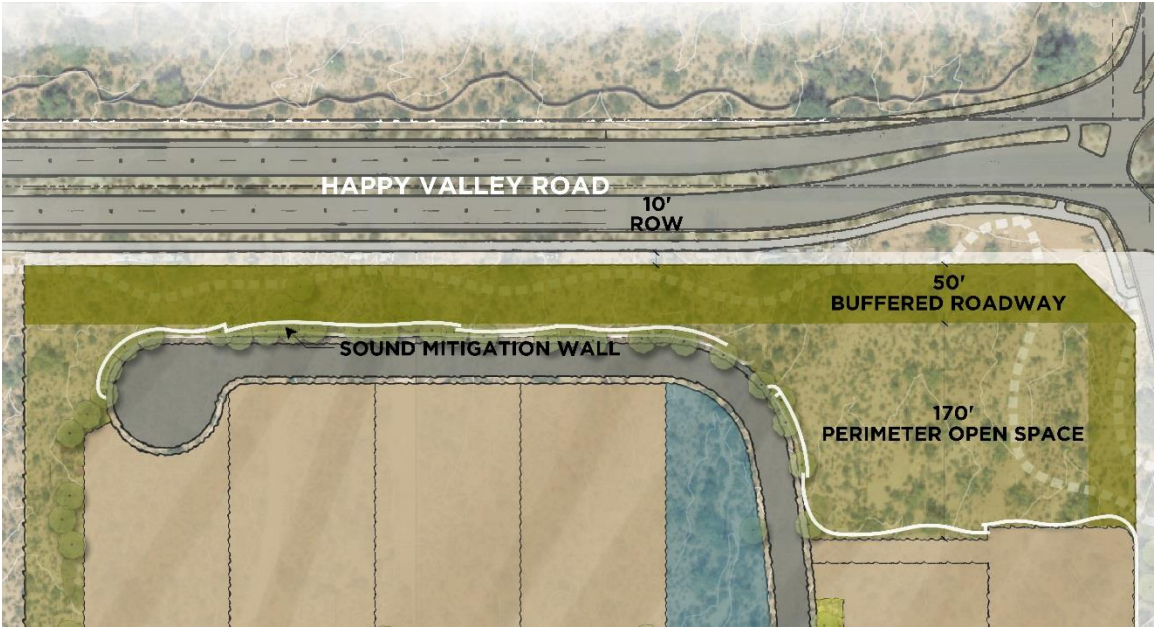
The Property is within the Upper Desert Landform category. A few small arroyos, which are mostly cut-off by development to the north, cross the Property. Upon further evaluation, only one (1) of these carries a flow greater than 50 cfs. Stormwater flows will be managed and directed to the central open space corridor then continue south at the historic outfall location. A significant wash is located near the southeast corner of the Property but is unaffected by the proposed development. Additional right-of-way is provided for future access to the undeveloped lots along the south boundary to avoid wash related structures.

Surrounded by single-family subdivisions, this neighborhood enclave will be developed with the same use and in a similar form with surrounding native character open space as neighboring communities. The open space corridor through the center of the neighborhood further preserves an open desert landscape character prominent in this area of the side. Homes will range in size from 4,000 to 6,000 sf.

A landscape buffer is proposed along Happy Valley Road and Alma School Road. The buffers include a public path as part of the City's road widening and traffic circle improvement plans. An in-lieu payment from the Developer to the City is anticipated for a portion of the improvements. The Developer will add a trail along Happy Valley Road as well as a path and trail along Alma School Road. Access to the neighborhood

will be from Alma School Road. Right-of-way will be dedicated to accommodate the City's proposed traffic circle improvements. Half-street right-of-way dedication is also proposed along the southern boundary of the Property for access to the undeveloped lots.

The Property is an infill site overshadowed by a significant transportation corridor, Happy Valley Road. Traffic along Happy Valley Road, and associated noise from the traffic, work against the goal of providing high-quality, high-end residential neighborhoods. Similar adjacent neighborhoods such as Whitehorse, DC Ranch, and Los Gatos Unit 2 have built sound mitigating walls (some as close as 20-30' from back of curb) to shield the effects of the adjacent transportation corridor. This development proposes to use similar techniques but with wall heights not as great as found in the Pima Road example. See *Figure 12 – Happy Valley Road Buffered Roadway Landscape Corridor*.



*Figure 12 – Happy Valley Road Buffered Roadway Landscape Corridor*

- *Contributions to city wide linkages of open space and activity zones.*

Per the GP Open Space Map, the Property is connected to the City's open space via a Buffered Roadway (see *Figure 13 – GP Open Space Map*). The proposed development of this Property will add to the city-wide linkages and connected open spaces. This infill site will provide a landscape buffer along both Happy Valley Road and Alma School Road located in a common area tract with a NAOS designation. Both Happy Valley Road and Alma School Road will have a native landscape aesthetic that will include both a path and trail so that future improvements may connect with these segments.

- *Physical scale relating to the human perception at different points of experience.*

The residential, single-family nature of development ensure that the physical scale will relate to the human perception. While homes may be large, their height will be limited by the ESL standards so that their mass remains low to the ground and dominated by the native character landscape. This low to the ground development style along with the landscape buffer along Happy Valley Road will work to preserve the views of the McDowell Mountains and Pinnacle Peak from the perception of pedestrians.

- *Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.*

There are no public settings adjacent to or impacted by the density or height of the proposed development on the Property. Adjacent properties are buffered by open space around the perimeter of the enclave. Lighting within the enclaves will be minimal to protect the dark skies of north Scottsdale.

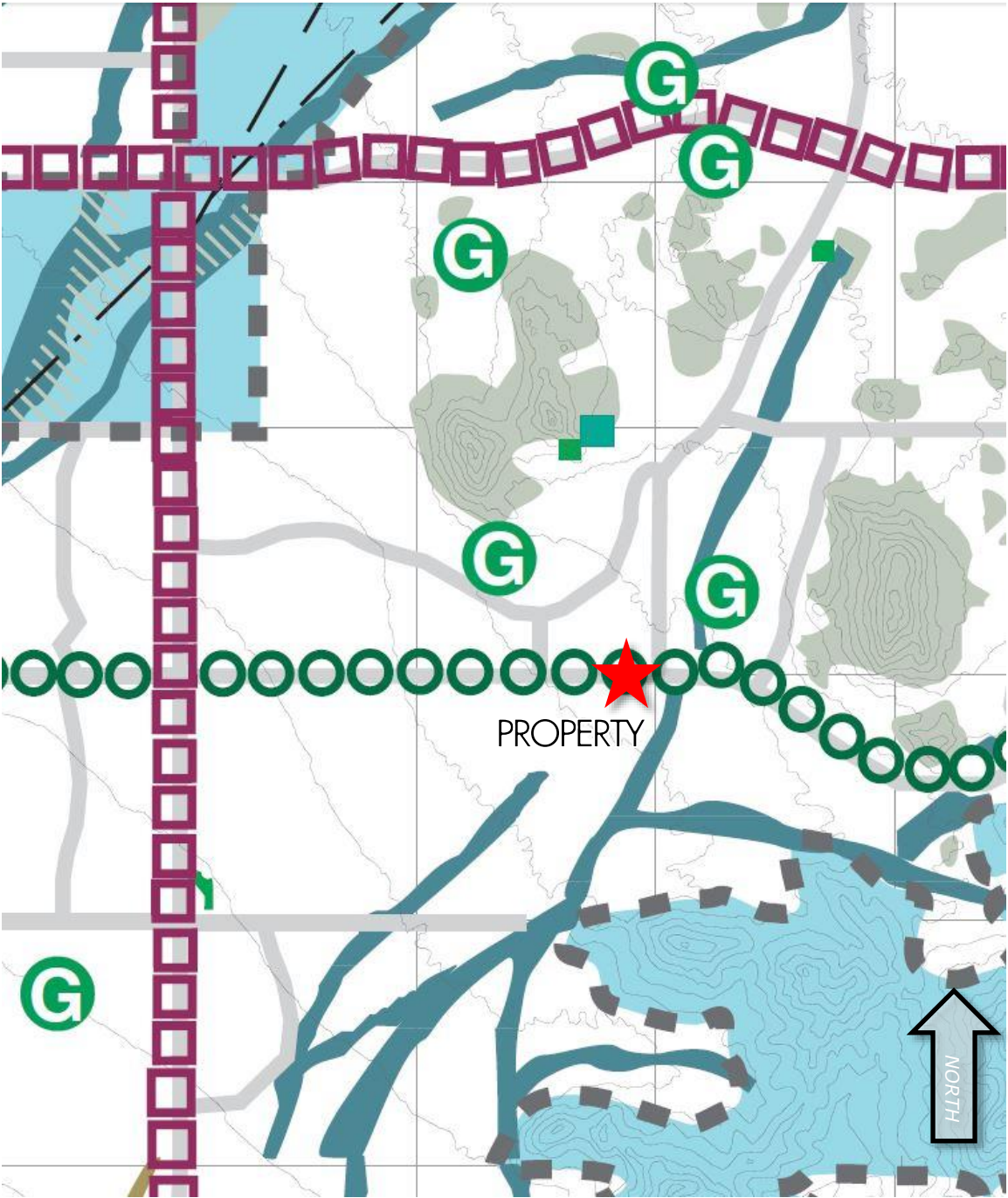


Figure 13 – GP Open Space Map



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

While this will be a gated single-family residential enclave, it will enrich the lives of Scottsdale citizens by promoting attractive native character landscape along perimeter roadways and through the proposed neighborhood. A public path and trail will be provided for safe pedestrian travel separated from Happy Valley Road and Alma School Road. Context compatible buffering, primarily untouched, will be provided along boundaries of the Property. The proposed neighborhood will develop at a density and in a pattern comparable to the surrounding neighborhoods.

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

The development pattern surrounding the Property is both grid-like and organic in character. The layout of the proposed development will be similar while relating to the site constraints and existing conditions. The open spaces will be located in visible areas to provide areas for desert planting that is responsive to the unique character of this area of the city; around the perimeter of the Property, along the entry into the neighborhood, and around cul-de-sacs. Almost forty (40) percent of the net Property, over ten (10) acres) will be set aside for open space. This will include perimeter roadway landscape buffers along Happy Valley Road and Alma School Road (6%), perimeter open space buffers in common area tracts (19%), the central open space corridor (9%), and other open space (4%) . Net from the Property will be perimeter rights-of-way including additional right-of-way to accommodate the proposed widening and traffic circle on Happy Valley Road and Alma School Road and the entry / half-street right-of way along the southern boundary of the Property. See *Figure 3 - Constraints*.

To preserve as much of the desert landscape character as possible, roadway and site grading will be carefully orchestrated. The natural environment and stormwater flows that the Property was once linked to has been altered by the surrounding parcels and roadway development. The grading of the site will allow water to continue to flow across the site in a manner similar to its historic patterns even though it has been altered upstream. Grading for infrastructure improvements will be done all at once. Lots will be individually graded as part of the home construction.

The proposed development is not only responsive to the environment, site and character of the area, it is also responsive to people's needs. The gated nature of the enclave will provide the privacy residents desire even in close proximity to a major transportation corridor. The spacious private, enclosed rear yards and generous building footprints will accommodate housing that meets the needs and desires of future residents. Finally, preservation of a landscape corridor will protect the aesthetic beauty of the Sonoran Desert appreciated by the regional traffic on Happy Valley Road while a meandering sound mitigation wall will shield traffic noise allowing future residents the quite enjoyment of their private yards.

- *Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial, and recreational uses. The overall type of character type that these uses are a part of describes the pattern and intensity of how these uses fit together. The following general character types are found in our community:*

*Rural/Rural Desert Character Types contain relatively low-density and large lot development, including horse privilege neighborhoods and low-density resorts as well as areas with particularly sensitive and unique natural environments. These districts provide a rural lifestyle that includes preservation of the desert character. The identity and natural desert character of this district should be strengthened and maintained by preventing encroachment of nonconforming uses and architectural styles, protecting open spaces and vistas, encouraging conservation of desert vegetation, building low profile structures, discouraging walls, and limiting road access. Special care should be taken to preserve the natural character of the land and natural drainage corridors. Desert vegetation is maintained in either in common open-space areas or on individual lots. The impacts of development on desert preservation should be minimized through clustering, preserving washes, and the use of natural buffers on the perimeter of developments. Site plans for developments on larger vacant tracts should be sensitive to topography, vegetation and natural drainage area.*

**Environmentally Sensitive Lands and Native Desert Character**

***Types:* These districts include areas defined by the Environmentally Sensitive Lands Ordinance (ESLO) overlay-zoning district. Most of these rugged areas should ultimately be preserved as natural open space, and all areas will follow the regulations of ESLO. The McDowell Sonoran Preserve is located in these areas.**

***Desert Districts include areas of all character districts with the identifying title "Desert." They include areas with significant environmental amenities or hazards. Special care should be taken to minimize the impacts of development in these districts. Any development in these districts will follow the ESLO guidelines.***

The Property is designated Rural Desert on the GP Character Types Map and will be developed consistently with this designation. The Property will be developed as an enclave of single-family homes with enclosed private yards surrounded by Sonoran Desert open space. The neighborhood will provide a rural lifestyle that preserves of the desert character. Homes will be low profile structures, built in desert appropriate architectural styles to the Environmentally Sensitive Lands ordinance ("ESL") standards, and land at the perimeter of the neighborhood will conserve the natural desert environment and provide a natural buffer to adjacent development. Perimeter open space will be placed in tracts with additional re-vegetated desert open space provided on individual lots. The requested change in zoning will make it easier for the built form to respond to the existing conditions and landforms within the Property.

***2. Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community. (The City Charter excludes review of detached single family residential)***

The proposed change in zoning will permit the development of the Property as twenty-one (21) single-family homes. The proposed neighborhood fosters quality design with homes that will be clustered around an open space corridor of undisturbed landscape. The neighborhood will be surrounded by common area tracts of natural Sonoran Desert character landscape protected with a NAOS designation. To develop the property in this manner the Developer is requesting a reduction in lot size and setbacks that can be granted as permitted in Scottsdale's PRD ordinance.

- *Continue the development review process. The Development Review Board currently reviews all proposed new and revitalized development, other than single-family residential, in terms of appropriate contextual character, quality of design, and site planning.*

While the DRB does not review single-family residential development, the requested change in zoning designation will allow the Property to develop in a form appropriate to the surrounding context (large single-family homes surrounded by open space). The change will not alter the quality of the design or negatively affect compatible site planning. The proposed development plan complements the contextual character surrounding the Property. The proposed site planning of this neighborhood parcel preserves a landscape corridor along Happy Valley Road and Alma School Road. Sound mitigating walls and landscape along Happy Valley Road will enhance the quality of life in within the neighborhood enclave, resulting in a neighborhood of quality design and in context with the character other nearby subdivisions. To develop

the property in the manner described herein, the Developer is requesting a reduction in lot size and setbacks contemplated in Scottsdale's ESL and PRD ordinances.

- *Recognize that Scottsdale's economic and environmental wellbeing depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process. These characteristics contribute substantially to the community's potential as a recreational resort area and regional trade center.*

While the proposed gated enclave will not be accessible to the general public, throughout the neighborhood desert open spaces will thread between homes that will be designed with desert appropriate architectural styles. This natural attractiveness will be complemented by the landscape corridors along Happy Valley Road and Alma School Road that will preserve Scottsdale's distinctive Sonoran Desert character. Together, the buffered roadway landscape corridor and low-profile nature of the homes will allow the desert open space to dominate the built environment.

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

The site drops approximately sixty (60) feet from the northeast toward the southwest. A small wash bisects the Property. The land is generally covered in a blanket of lower Bajada, Sonoran Desert landscape. The requested change in zoning will permit development of the site in a character compatible with the unique setting. Individual homesite grading, and low profile architecturally appropriate homes will ensure that development respects the context of the Sonoran Desert environment. Significant native



vegetation on site, in locations that will be disturbed, will be savaged and replanted to further embrace the value of the desert setting.

**4. Encourage “streetscapes” for major roadways that promote the city’s visual quality and character, and blend into the character of the surrounding area.**

- *Streetscape is a term used to describe the combination of individual design elements that give character to the street frontages of the city. Some examples of these elements are landscaping, street furniture, lighting, and sidewalk design. Streetscape design plays a major role in setting a standard of quality and innovation for other design issues.*

Per the GP the only major roadway that is adjacent to the Property is Happy Valley Road (see *Figure 14 – GP Mobility Systems Map*). This is an existing roadway and additional improvements including a traffic circle are currently being contemplated by the City.

The proposed development of the Property will not alter the existing character of Happy Valley Road and in fact, will enhance the corridor with additional landscape material. Along Happy Valley Road the development proposes a natural landscape in the form of a buffered roadway landscape corridor. A public trail will be located along Happy Valley Road as part of the City’s proposed improvements providing a link for future connections to the adjacent properties to the east and west. This open space buffer together with low profile development beyond will preserve the Sonoran Desert character along the roadway. No enhancements to lighting will be provided along Happy Valley Road or Alma School Road except as required at the entrance into the neighborhood enclave. Existing low-lighting levels and dark sky lighting standards will be preserved.

- *Apply the Scenic Corridor designation in circumstances where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the neighborhood setting, and buffering of roadway impacts is important. This allows for a larger landscaped area that can minimize the impact of highly traveled roads adjacent to neighborhoods.*

The GP Open Space Map (see *Figure 13 – GP Open Space Map*) illustrates Scenic Corridors and Buffered Roadways. A Buffered Roadway is illustrated along Happy Valley Road. The proposed neighborhood will provide a natural desert character landscape corridor, or buffered roadway, along Happy Valley to allow for a larger landscape area to maintain the desert character. The proposed fifty (50) foot roadway buffer is in addition to the ten (10) feet of right-of-way requested to accommodate the Happy Valley Road widening and traffic circle improvements proposed by the City. The roadway buffer will provide meaningful open space to existing and future neighborhoods enhancing their experience of the Sonoran Desert.

- *Establish specific Scenic Corridor guidelines and policies for the design and maintenance of these visually significant roadways.*

The City has established Scenic Corridor Design Guidelines that, as stated in the document, “are policies and should not be construed as ordinance.” The guidelines also specify six (6) designated Scenic Corridors. None of the designated Scenic Corridors are located along the Property. However, Happy Valley Road is illustrated as a Buffered Roadway.

A goal of the design guidelines is, “working to preserve, restore and maintain the natural beauty of the Sonoran Desert within the scenic desert landscape setbacks along the corridors of regional significance.” Happy Valley Road is of regional significance. As such, a fifty (50) foot landscape buffer is proposed to preserve and enhance the roadway experience while also protecting and enhancing the quality of life of future

residents in the neighborhood. The landscape buffer along the road widens to approximately 200 feet near the intersection of Happy Valley Road and Alma School Road. A similar corridor is provided along Alma School Road. The requested expanded right-of-way impacts the Property boundary, however there will be room between the future back of curb and perimeter wall along Lot 1 for native character landscape. This open space buffer together with low profile development beyond will preserve the Sonoran Desert character along the roadway.

To preserve and enhance the roadway experience, a landscape buffer will be located in a common area tract that will include a NAOS designation. Within the buffer the natural character landscape will be revegetated in areas that have been disturbed. The buffer and other common area tracts will be maintained by the homeowner's association. To protect and enhance the quality of life of future residents in the neighborhood a sound mitigation wall is proposed along the south boundary of the roadway buffer. The wall will shield noise from the roadway while also screening views into individual lots.

No enhancements to lighting will be provided along Happy Valley Road or Alma School Road except as required at the entrance into the neighborhood enclave. Existing low-lighting levels and dark sky lighting standards will be preserved.

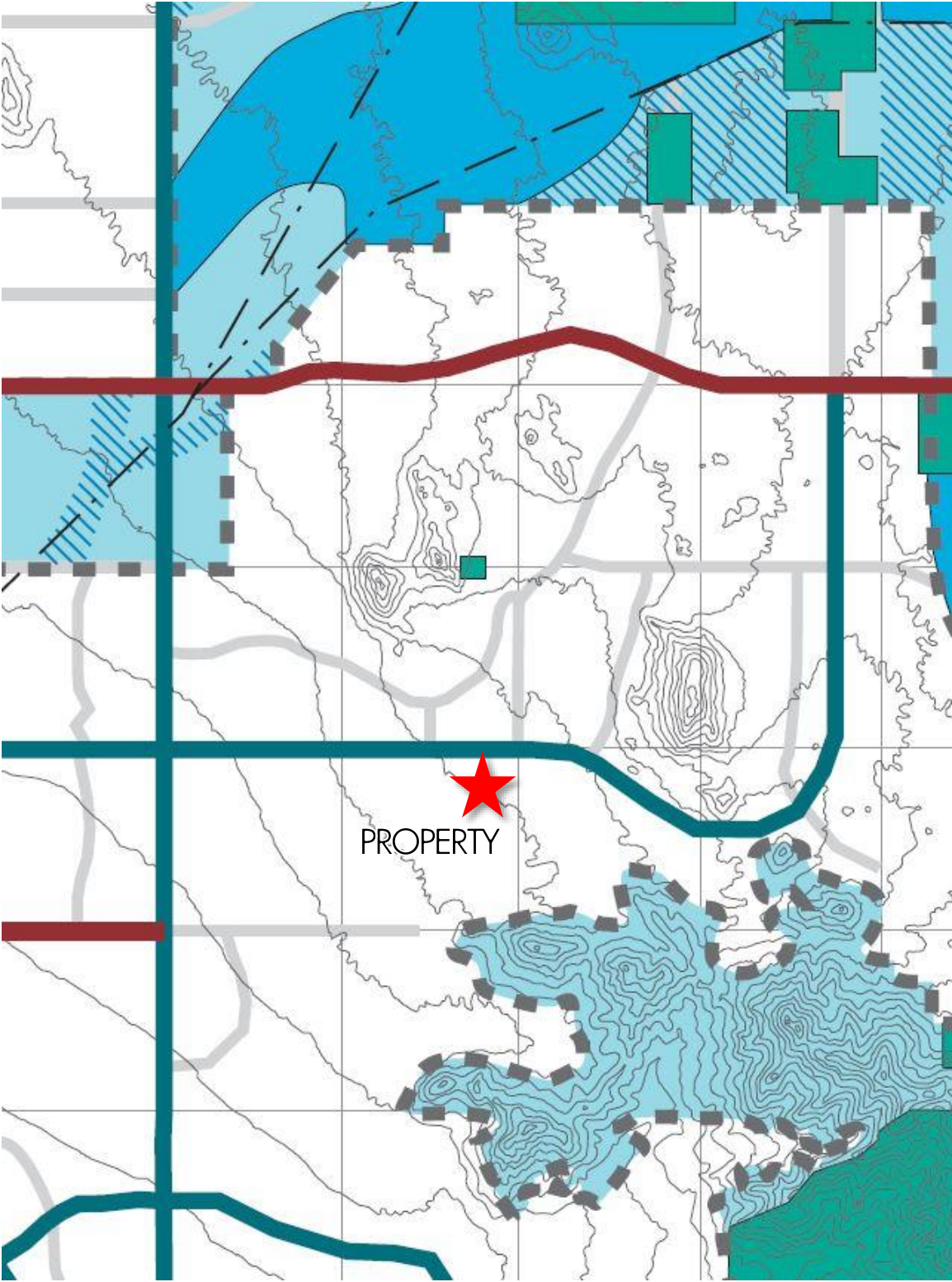


Figure 14 – GP Mobility Systems Map



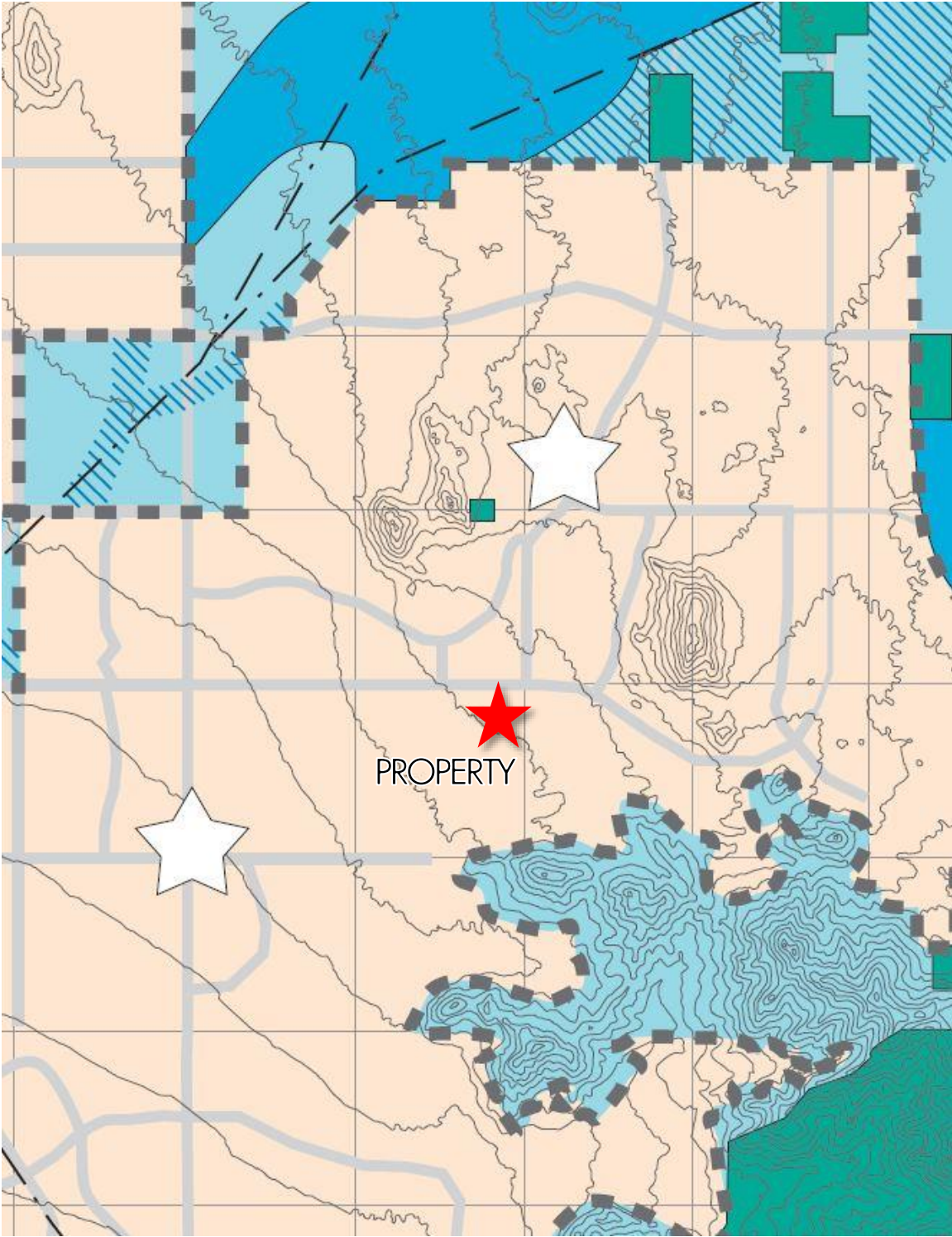


Figure 15 – GP Streetscape Map

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

Per the GP Streetscape Map, the Property is located in the Natural Streetscape designation (see *Figure 15 – GP Streetscape Map*). Along Happy Valley Road, Alma School Road and throughout the enclave, the streetscape landscape will reflect the natural Sonoran Desert setting. The City’s roadway improvements will remain in place, the landscape beyond (within the fifty (50) foot landscape buffer) will either remain in a natural state or be shaped and re-vegetated to a natural Sonoran Desert character landscape. Within the neighborhood enclave, Sonoran Desert character landscape will surround the homesites and line the roadways. Throughout, the landscape will be planted with natural densities and with enhanced densities at the entrance and at focal locations. Many materials will be salvaged from the Property prior to infrastructure improvements and the development of individual homesites. Where proposed, site walls will blend with the landscape to create aesthetic accents in the streetscape.



*Landscape buffer north of the Property along Happy Valley Road*

- *Apply the Scenic Corridor designation in circumstances where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the neighborhood setting, and buffering of roadway impacts is important. This allows for a larger landscaped area that can minimize the impact of highly traveled roads adjacent to neighborhoods.*

Along Happy Valley Road a fifty (50) foot deep buffered roadway landscape corridor will be provided. Additional open space area will be provided near the traffic circle extending the overall open space to approximately 220' deep. While this includes approximately four (4) percent of the Property (see *Figure 3 - Constraints*), it is perceived as a valuable addition to the greater citywide perception of the desert character. A similar landscape corridor will be provided along Alma School Road. The streetscape landscape will reflect the natural Sonoran Desert setting either remaining in a natural state or shaped, and re-vegetated to a natural Sonoran Desert landscape where disturbed. While this landscape setting helps to minimize the impact of the adjacent roadway, the traffic and noise impacts will need additional mitigation. To accomplish this, sound mitigating walls will be located along the southern boundary of the buffered roadway landscape corridor. These mitigation elements help preserve a quality of life and create a setting receptive for a high-quality neighborhood comparable to the surrounding neighborhoods.

- *Other visually significant roadways include roadways with buffered setbacks, Desert Scenic Roadways (in ESLO districts), and roadways with specific streetscape design themes. Each of these designated roadways have individual design guideline policies.*

Per the GP, Buffered Roadways are usually minor arterials or major collectors and the Desert Scenic Roadways designation applies to the mile and half mile streets in the ESL district which are not scenic corridors. Happy Valley Road is a "mile" street with a Buffered Roadway designation. The proposed plan provides for buffer roadway



landscape corridor along Happy Valley Road and a similar landscape corridor along Alma School Road.

- *Keep street lighting to a minimum in low-density areas, rural areas, and areas near the McDowell Sonoran Preserve, and shield the light fixtures to maintain a dark sky.*

The Property is in a low-density, rural character area. The lighting of the enclave will be minimized, with street lighting only as required at major intersections. The entrance to the enclave may also be enhanced with landscape lighting, neighborhood signage and wall lighting. Within the neighborhood, exterior lighting on individual homes will be minimized and in compliance with the ESL standards.

***6. Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.***

The existing landscape character of the Property is lower Bajada, Sonoran Desert. This natural landscape blankets the site except where it had been removed for the construction of the roadway improvements along Happy Valley Road and Alma School Road. Landscape plans will be submitted with this development proposal that retain the existing valuable desert landscape in many locations and reshape the land and re-vegetate it with patterns, densities and plant species that complement the natural existing landscape. The natural Sonoran Desert landscape character threaded through the neighborhood will maintain the character established in the greater surrounding area.

The use of native desert plants will promote water conservation. Some areas will be shaped and re-vegetated to handle storm water, allowing for the development of the

site while protecting the site from erosion. Throughout the Property, in any areas that will not remain in their undisturbed natural state, the landscape vegetation will be surveyed, tagged, and if possible boxed and salvaged for use on the Property. This mature plant material will be used to re-vegetate areas that have been graded or disturbed to enhance the landscape at entrances and where additional privacy is desired and can be created by greater planting density.

The orchestrated grading, salvage and reuse of mature plant material, and proposed neighborhood design recognizes the value and visual significance that landscaping has upon the character of the community, reinforcing the character of the city.

## **LAND USE ELEMENT**

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### ***3. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.***

The Property is surrounded single-family detached residential uses. While this proposed residential enclave is adjacent to higher volumes of traffic along Happy Valley Road, it has been designed to be compatible with the less intense surrounding uses.

A mile north of the site, a center of neighborhood activity exists at the intersection of Alma School Road and Dynamite Road. The Property is outside of the typical walking distance to the shopping center, but it is conveniently located and easily accessible by automobile and bicycle.

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

The major character element of this region of the City, the natural Sonoran Desert, is used to transition between neighborhoods of compatible density and form. The proposed site plan embraces the surrounding landscape and architectural character while integrating with the landforms within the Property. Land at the perimeter of the neighborhood will preserve a natural desert character and provide a buffer to the adjacent residents. A landscape buffer will be provided along the south side of Happy Valley Road complementing that on the north side. Within this buffer will be a meandering public trail that will accompany an eight (8) foot wide public path included with the City's proposed roadway widening and traffic circle improvements.

Similarly, along Alma School Road a combination public path and trail will be provided. These segments, from the proposed neighborhood entry to Happy Valley Road, will link the pedestrian mobility with adjacent properties. These links will eventually allow the new residents the enjoyment of Scottsdale's superior and desirable Sonoran Desert lifestyle by connecting their home to the McDowell Sonoran Preserve and the local neighborhood social/retail centers via the regional path and trail system. The open space feel will continue within the neighborhood as threads of desert landscape will weave between homes and through a central corridor. Along the south boundary a half-street right-of-way will be dedicated. The right-of-way angles northeast at Alma School Road to avoid the wash and related drainage facilities at this location.

The change in zoning will permit homes to be designed at a residential density compatible to the existing surrounding neighborhoods (less than 1 du/ac). There will be no vehicular connections between the proposed and existing neighborhoods except via the greater street system.

- *Guide growth to locations contiguous to existing development to provide city services in a cost effective and efficient manner.*

The Property is surrounded by existing development and City services are already provided to the area.

- *Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or manmade buffers are not available.*

The Property to be developed at a density compatible with the surrounding neighborhoods and the GP Conceptual Land Use Map designation of Rural Neighborhoods (less than 1 du/ac). The requested change to zoning will allow development to occur at a density appropriate to the existing site. These proposed

homesites will be surrounded by desert open spaces that will provide a buffer to adjacent neighborhoods.

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

The Property is outside the general walking distance (1/4 mile) from a major neighborhood centers in the area and is in an area of the City generally served by automobile. The proposed change in zoning would permit the Property to develop in at a density consistent with the GP and therefore protect sensitive lands.

- *Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.*

The proposed change in zoning would permit the Property to develop in a pattern consistent with the GP. The Property is located a mile south of a neighborhood commercial center. As such, within close proximity of the site (short automobile trip), much of the daily needs of life can be met. No regular bus or transit service is anticipated in this part of the City as this is a rural area. The requested change in zoning would not change demand for such services.

- *Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.*

While the site is beyond the general walking distance (1/4 mile) to a neighborhood commercial center in the area, at one (1) mile, it is within easy cycling distance. A path will be located along both Happy Valley Road and a trail along Alma School

Road will provide segments for future connections to the adjacent properties and regional path and trail network.

- *Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips (pedestrian and cycling and transit) where environmentally and physically feasible.*

While regular bus or transit service is not anticipated in this rural part of the City, connections from the proposed neighborhood enclave to the neighborhood commercial centers north of the Property are made via Alma School Road. Within the proposed rural character gated enclave pedestrians and cyclists will use the roadway system; at the edges, the neighborhood will be linked to the future regional trail system along Happy Valley and Alma School Road.

- *Ensure Scottsdale's transportation choices respond to the land use patterns and local neighborhood lifestyles.*

As regular bus or transit service is not anticipated in this rural part of the City, the proposed change to zoning, cluster development plan and Rural Neighborhoods Land Use designation is appropriate to the transportation services planned for the area.

- *Provide an interconnected open space system that is accessible to the public, including pedestrian and equestrian links, recreation areas, and drainage ways.*

The proposed development of the Property will include an interconnected open space system. Open space along Happy Valley Road and Alma School Road will benefit the public and will preserve the Sonoran Desert character along the roadways. A trail within an open space tract along the entry drive will connect to a path and trail along Alma School Road. Open space tracts along the southern and western boundary provide a buffer between properties. The perimeter open space buffers connect with



the central open space corridor that bisects the Property preserving a wash corridor. These open spaces are intended to preserve and enhance the landscape character of the region while providing corridors for wildlife.

- *Encourage that land uses with the highest intensity be located in areas conducive to alternative modes of transportation*

This project is supportive of Scottsdale's goal of locating the highest intensities in areas conducive to alternative modes of transportation. The Property is not located in such an area; regular bus or transit service is not anticipated in this rural part of the City. Therefore, the request to change the zoning, develop a cluster plan consistent with the purpose of ESL and the GP Conceptual Land Use Map designation of Rural Neighborhoods (less than 1 du/ac) by not adding density to areas that are not conducive to alternative modes of transportation supports the City's goal.

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

The Property is covered by lower Bajada, Sonoran Desert landscape with a small wash corridor bisecting the Property. The Property is surrounded by single-family residential uses. In order to sensitively integrate into these existing conditions, the Developer is requesting a change in the zoning to permit an enclave of single-family homesites surrounded by native desert character open space and a central open space corridor that will preserve, restore and be replanted to native-like landscape character.

- *Protect sensitive natural features from incompatible development, and maintain the integrity of natural systems.*

A small wash bisects the Property. This wash has been altered upstream from the site, but will remaining largely intact through center of the Property in a common area open space tract. This wash, buffering landscape and landscape corridors along the perimeter roadways will be preserved with a NAOS dedication.

- *Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.*

Surrounded by single-family detached residential uses, the proposed change in zoning and cluster site plan concept are consistent with the GP Conceptual Land Use Map designation of Rural Neighborhoods (less than 1 du/ac). This rezone will permit development that would more appropriately integrate with the site conditions and the surrounding neighborhoods. While the adjacent lots to the west are larger, with on lot open spaces, the proposed neighborhood enclave includes common area open space that will be dedicated as NAOS for additional protection and therefor the individual lots will be smaller (26,250 sf +).

- *Focus intense land uses along major transportation networks (such as the Pima Freeway and major arterial streets) and in urban centers (such as Downtown and the Airpark). Less intense land uses should be located within more environmentally sensitive lands.*

The proposed change in zoning and cluster site plan concept is consistent with the GP Conceptual Land Use Map designation of Rural Neighborhoods (less than 1 du/ac) and lessens the density of development in areas of the City considers more environmentally sensitive. At the same time, by providing high-end housing, this development will support the more intense land uses located along the major transportation networks in the Scottsdale Airpark/Loop 101 Freeway area.

- *Sensitively integrate neighborhood services, schools, parks, and other civic amenities into the local physical and natural environments by establishing reasonable buffers and preserving the integrity of the natural terrain and open space networks.*

The Property, located one (1) mile south of a neighborhood center, will be developed to support the existing center. The high-quality homes in this neighborhood enclave will add to the commercial viability of the dining, entertainment, grocery and business uses. No additional civic amenities will be specifically provided on the Property for these twenty-one (21) homes.

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

The natural Sonoran Desert character in the area will be integrated into the development of the Property. A landscape buffer along Happy Valley Road and Alma School Road will preserve the Sonoran Desert character. A proposed NAOS tract through middle of the Property will further protect desert landscape character and maintain corridors for wildlife. Desert landscape will be installed in the front yards of the homes as well to enhance the desert streetscape character.

The neighborhood will be gated with access from Alma School Road (see *Figure 1 – Illustrated Site Plan*). Within the neighborhood, homes will be linked together by a rural roadway. Pedestrians and cyclist will use the neighborhood roadways and connect with the regional system along Happy Valley Road and Alma School Road to make their way to access the nearby trails.

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

The proposed development will create a neighborhood with a total of twenty-one (21) homesites. The short cul-de-sac enclaves of homes will make it is easier to know your neighbors. Residents will likely socialize with neighbors from surrounding neighborhoods at the neighborhood center on Alma School Road and Dynamite Boulevard or the AJ's center at Pinnacle Peak and Pima; building community through events and interaction at these two existing neighborhood centers.

- *Develop and reinforce links (i.e. trails, paths, open space, transit, and streets) within and between residential, retail, employment, recreational and other public land uses.*

While transit is not anticipated in this rural area of the City, the proposed development will reinforce the connections between the Property and the nearby neighborhood retail centers as well as the employment core to the south at the Loop 101/Scottsdale Airpark area. Happy Valley Road will be the major link between the proposed enclave and these major centers.

- *Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character*

The proposed change in zoning and site plan will permit the development of the site consistent with the GP and surrounding uses reinforcing the character of the area. This will be accomplished by clustering the homesites into private cul-de-sac enclaves surrounded by the Sonoran Desert landscape. Road grading will be minimized. The surrounding open space areas will provide natural character landscape buffers to neighboring lots and subdivisions reinforcing the desert character of the area.

## **ECONOMIC VITALITY ELEMENT**

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***3. Encourage and support a diversity of businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.***

The proposed change to zoning will permit the development of a high-quality, privately gated enclave of homes. The homes will be designed to attract high net worth families, executives and retirees who will likely support the entertainment, dining and grocery businesses of the existing neighborhood commercial centers. Also being ideally suited to executives, the proposed development is positioned to assist with relocating new businesses to the nearby Loop 101/Scottsdale Airpark employment center.

- ***Nurture and support established businesses as well as new businesses.***

The proposed development will create an enclave of homes designed to attract high net worth families, executives and retirees. These homeowners will very likely support the existing entertainment, dining and grocery businesses of the nearby neighborhood commercial centers - AJ's Center at Pinnacle Peak and DC Ranch's Market Street.

- ***Develop existing and attract new high value/low impact businesses.***

The proposed development is designed to be ideally suited to executives (among others) by providing privacy, and exclusivity in a stunning natural desert setting. By providing attractive places for executives to live, these enclaves assist in enticing business owners and c-suite executives to relocate their business to the nearby Loop 101/Scottsdale Airpark employment center.

## **NEIGHBORHOODS ELEMENT**

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### ***4. Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.***

The proposed change to zoning and site plan will allow the development of the Property in a manner consistent with the character of the surrounding neighborhoods. The privately gated enclave of homes will, through architecture, landscape and streetscape, be comparable to the surrounding neighborhoods, preserving the fabric of the character that has been created in the area. The cul-de-sac enclaves will connect directly to Alma School Road and will not have vehicular access through the existing neighborhoods. As such, the neighborhood will not be an unwelcomed addition to an established neighborhood, but rather a distinct additional neighborhood to the community fabric, preserving the existing sense of neighborhood.

- ***Guide revitalization, redevelopment, and infill (new development in established areas) development to ensure that such development efforts are context-appropriate to the surrounding neighborhoods.***

The requested change in zoning will allow the development of this infill site to be context appropriate to the sensitive landforms and surrounding existing neighborhoods. The proposed development will be at a density compatible with the GP and with surrounding neighborhoods. Desert character open spaces in common area tracts maintained by the HOA along the perimeter of the Property as well as a through the middle of the neighborhood ensure the proposed neighborhood will be developed in a manner appropriate with the greater context of the area.



- *Create, preserve and enhance pedestrian, vehicular, and alternative transportation mode connections and links between the neighborhoods and other neighborhood-supporting land uses throughout the community.*

The proposed development will not provide any additional vehicular links (other than to link the neighborhood to the greater system), but will protect the aesthetic character found along Happy Valley Road and Alma School Road with native character landscape preserved in common area tracts. A public path and trail along both Happy Valley Road and Alma School Road will provide for connections to the adjacent properties.

- *Improve and maintain the current landscape, sign, and design standards throughout the community*

The proposed development is designed to maintain the current landscape, sign and design standards. Along both Happy Valley Road and Alma School Road a landscape buffer will preserve the desert landscape that is a major component that defines the character in this area. At the entry, desert landscaping will be enhanced and include desert appropriate accent walls and lighting.

***5. Promote and encourage context-appropriate new development in established areas of the community.***

The proposed change to zoning and site plan will permit the development of a high-quality privately gated enclave of homes on this infill site. The single-family detached homes will be surrounded by desert open space that will be similar and appropriate in character to the existing surrounding neighborhoods. The proposed development will be at a density compatible with the surrounding neighborhoods and the perimeter landscape buffers will complement the established landscape character.

- *Encourage new development efforts toward existing developed areas in Scottsdale.*

The Property is currently surrounded by existing development, including Happy Valley Road along the north boundary of Alma School Road along the east boundary of the Property. Infrastructure to support the development of the Property is already in place. The development of this infill site fits with the City's goal to encourage new development in existing developed areas of the City.

- *Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.*

Infrastructure to support the development of the Property, as proposed, is already in existence along the Happy Valley Road corridor. Development of the Property will utilize the existing infrastructure and require minor modifications to connect to the system. The proposed development of the Property will include the following modifications to utilize the existing infrastructure:

- *a sewer connection to Alma School Road*
  - *a waterline connection to Happy Valley Road and Alma School Road*
  - *a public path and trail along both Happy Valley Road and Alma School Road*
- *Promote existing developed areas of the community as opportune economic development infill sites.*

While the Property has little to no potential for commercial development, the proposed gated, high-quality housing enclave will support and encourage additional economic growth in the nearby 101 Loop/Scottsdale Airpark region.

- *Encourage green building and sensitive design techniques and alternatives in conjunction with infill development.*

Both the homes and the neighborhood will be partially designed and developed with “green”, sustainable and site sensitive techniques. The proposed development of the Property will include designs to meet ESL standards.

## **OPEN SPACE AND RECREATION ELEMENT**

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

The proposed development of the Property serves to advance Scottsdale's goal of protecting and improving the quality of its natural and urban environments. The design of the gated residential enclave preserves and enhances much of the natural landscape character of the site and salvages the desert vegetation in those areas that must be disturbed to develop the homesites and install infrastructure improvements. Salvaged material will be used to re-vegetate disturbed open space areas and enhance other landscape areas within the Property. Open space will be placed in common area tracts with NAOS dedication. A perimeter landscape buffer along Happy Valley Road and Alma School Road will further protect the natural landscape character established in this area of the City. Through these elements, the proposed development both protects the quantity of open space and enhances its quality.

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

While the Property is not adjacent to the McDowell Sonoran Preserve, it will provide opportunity for residents and visitors to north Scottsdale to see the desert character. These views will be protected by a fifty (50) foot deep landscape buffer along Happy Valley Road and a similar buffer along Alma School Road. A trail along the entrance to the neighborhood will connect with a path and trail along Alma School Road that will then connect with the path and trail along Happy Valley Road adding segments to the overall City network.

Within the neighborhood, residents and their guests will have ample opportunity to enjoy the magnificent tranquil beauty of the Sonoran Desert. The neighborhood is designed to be porous and allow the desert landscape to weave around the homesites and through the middle of the neighborhood, encouraging water and wildlife to continue to cross the Property, and integrating the desert with daily life.

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

The private neighborhood enclave is designed to be porous and allow the desert landscape to weave through and around the neighborhood, encouraging wildlife to continue to cross the Property. In this way residents and their guests will have opportunities for wildlife observation.

- *Provide access areas of sufficient size and with adequate facilities for public use and open space system access.*

While the Property is not at an appropriate location for a major public park or trailhead, the proposed development will provide a link in the City's buffered roadway corridor system. Along the length of Happy Valley Road a fifty (50) foot deep landscape corridor and a similar corridor along Alma School Road will preserve native character landscape in a common area tract with a NAOS dedication.

- *Develop a non-paved public trail system for hiking, mountain biking, and horseback riding and link these trails with other city and regional trails.*

While the Property is not at an appropriate location for a major public park or trailhead, the proposed development will provide path and trail segments along both Happy Valley and Alma School Road that will add to the City's regional network of public paths and trails.

- *Designate viewsheds and consider them when approving development.*

The proposed development will create a protected landscape corridor along Happy Valley Road and Alma School Road that will be preserved in a common area landscape tract. An open space corridor will bisect the Property opening viewsheds toward City lights and Pinnacle Peak.

- *Promote creative residential and commercial development techniques consistent with the Character Plan for an area, to further preserve meaningful and accessible open space.*

The proposed residential development is designed to cluster homesites around a central open space corridor that will preserve meaningful open space within the neighborhood while open space around the perimeter of the Property will be protected within common area tracts. This meaningful open space includes landscape buffers along Happy Valley Road and Alma School Road.

- *Relate the character of open spaces to the uses and character of different areas of the city.*

The Property is designated Rural Desert Character by the GP's Character Type Map (see *Figure 10 – GP Character Types Map*). This character is dominated by desert landscape and structures that complement it by being low masses in desert appropriate architectural styles. The proposed development includes cul-de-sac enclaves of low-profile homes in desert appropriate architectural styles. Sonoran Desert character landscape will provide a buffer to neighboring properties with open space tracts with NOAS easements.



- *Preserve and integrate visual and functional connections between major city open spaces into the design of development projects.*

The proposed development of the Property is designed to preserve and integrate a visual connection of open spaces in and around the Property. Open space corridors surround the perimeter of the Property and connect to the centrally located open space within the neighborhood. The length of the open space corridors provide a foreground that results in a visual link of the adjacent Sonoran Desert character landscape and the nearby mountains.

- *Evaluate open space design with these primary determinants: aesthetics, public safety, maintenance needs, water consumption, drainage considerations, and multi-use and desert preservation.*

Aesthetics: The open space in the proposed development of the Property will be natural desert character. In areas where the natural vegetation of the site will not remain in an undisturbed state, the vegetation will be salvaged for use in open space areas to re-vegetate them to a natural desert condition or to enhance other open space areas. The magnificent Sonoran Desert is inherently very aesthetically pleasing. This natural aesthetic will be complemented by meandering walls of materials that are visually compatible with the native landscape - rich in texture and muted in color.

Public Safety: The open space in the proposed development of the Property will primarily be passive spaces, and generally inaccessible by the public. They will have natural surveillance from adjacent residential properties. A landscape buffer adjacent to the perimeter roadways will be highly visible to the traffic.

Maintenance Needs: Maintenance of the proposed open space will be handled by the homeowners association. Areas where the desert landscape is re-vegetated will be watered by drip irrigation systems until the plants are re-established and no longer need supplemented irrigation. As all open space areas on the Property (except private enclosed yards) will be desert landscapes they will not require heavy or regular

maintenance. Areas where the desert landscape is preserved in its natural condition (undisturbed NAOS) the landscape will be maintained only as permitted in section 6.1100.B of the City of Scottsdale Zoning Ordinance.

Water Consumption: The open space in the proposed development of the Property (except private enclosed yards) will be landscaped with native Sonoran Desert plants which naturally have very low water consumption. Re-vegetated open space areas in private tracts and on individual lots will be watered via drip irrigation systems until the plants re-establish themselves and no longer need artificial irrigation.

Drainage Considerations: Regional drainage skirts the southeast corner of the Property. Additional right-of-way is provided to avoid impacting existing drainage improvements.

Multi-use: The open space in the proposed development of the Property will be passive open space for visual enjoyment, protection of wildlife and to enhance the walking, hiking, and biking experiences along the private roadways.

Desert Preservation: A large percentage of the open space in the proposed development of the Property will be undisturbed native desert open space. The remaining portion of the open space (outside of enclosed private yards) will be re-vegetated desert landscape.

- *Protect the visual quality of open space, unique city characteristics, and community landmarks.*

The visual quality of open space will be protected through the proposed fifty (50) foot deep landscape buffer along Happy Valley Road preserving vistas of the City's landmark McDowell Sonoran Preserve. The depth of the landscape buffer increase to over 200 feet near the proposed traffic circle at the intersection of Happy Valley Road and Alma School Road.

- *Preserve scenic views and vistas of mountains, natural features, and rural landmarks.*

The proposed development of the Property includes significant landscape corridors around the perimeter of the Property that will preserve the foreground of scenic views and vistas of the McDowell Sonoran Preserve and Pinnacle Peak from Happy Valley Road.

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

The design of the proposed gated enclave of homesites preserves much of the site's natural landscape and salvages the desert vegetation in those areas that must be disturbed to create the homes and infrastructure on the Property. This salvaged material will be used to re-vegetate disturbed open space areas and enhance other landscape areas. Open space will be placed in common area tracts and dedicated as NAOS to further protect the open spaces.

The Property is designated Rural Desert Character by the GP's Character Type Map (see *Figure 10 – GP Character Types Map*). This character is dominated by desert landscape; as such all open space (except private enclosed yards) will be natural desert character. The open spaces will be comprised of bands of buffering landscape at the

perimeter of the residential enclaves with desert landscape flowing between the clustered homesites. The use of natural plant materials and open space forms and character similar to the surrounding existing development are both responsive to local conditions.

- *Permanently secure an interconnected open space system to maintain visual and functional linkages between major city open spaces. This system should include significant Scottsdale landmarks, major drainage courses, regional linkages and utility corridors.*

The proposed development of the Property will secure and maintain visual linkages between the open space of the landscape buffer along Happy Valley Road and the McDowell Sonoran Preserve as well as Alma School Road and Pinnacle Peak.

- *Apply a Scenic Corridor designation along major streets to provide for open space and opportunities for trails and paths. This designation should be applied using the following guidelines:*
  - *There is a need for a landscaped buffer between streets and adjacent land uses.*
  - *An enhanced streetscape appearance is desired.*
  - *Views to mountains and natural or man-made features will be enhanced.*

The proposed development of the Property will include a buffered roadway landscape corridor to preserve the Sonoran Desert landscape character. The buffered roadway landscape corridor will be fifty (50) feet deep along Happy Valley Road and extend to approximately 220 feet deep at the intersection of Alma School Road accounting for approximately six (6) percent of the site. A common area tract further south along Alma School Road will provide a similar landscape buffer.

Buffer: A landscape corridor will provide a visual buffer between the heavy volume of traffic on Happy Valley Road and the high-end housing proposed within the neighborhood enclave. This buffer will be enhanced by a sound mitigation wall to shield traffic noise and enhance the quality of life of future residents living in homes near the roadway.

Appearance: The proposed landscape corridor along Happy Valley Road will preserve the existing appearance and character of the area. A similar corridor along Alma School Road will be preserved in a common area tract.

Views to Mountains: The landscape buffer along Happy Valley Road and Alma School Road will preserve the character of views toward the McDowell Sonoran Preserve and Pinnacle Peak. The open space corridor bisecting the neighborhood and low profile style of architecture will open extended viewsheds within the community.

- *Consider Buffered Roadways to provide the streetscape with a unique image that should also reduce the impacts of a major street on adjacent parcels. This type of designation is primarily an aesthetic buffer.*

Per the GP, Buffered Roadways are usually minor arterials or major collectors. The Property is bound by both Happy Valley Road and Alma School Road. The proposed plan includes a buffered roadway in the form of a fifty (50) foot deep corridor along Happy Valley Road that widens to approximately 220 feet at the intersection of Alma School Road.

- *Apply a Desert Scenic Roadway designation along the one mile and a 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*

The Property is bound by both Happy Valley Road and Alma School Road. The proposed plan includes a fifty (50) foot deep landscape buffer to maintain and enhance open space along Happy Valley Road. A similar landscape buffer is preserved in common area tract along Alma School Road.

- *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.*

Natural Environment: The proposed project designs are responsive to the natural environment. Historic stormwater flows have been altered upstream by existing development, however the proposed neighborhood is designed to preserve a minor wash within the Property. Grading and retaining walls are design to minimize disturbance and preserve much of the desert landscape in undisturbed areas. In areas that must be disturbed, the desert vegetation will be savaged and used to re-vegetate disturbed open space areas and enhance other landscape areas.

People's Needs: While the Property is not at an appropriate location for a major public park or trailhead, the proposed project designs will be providing a segment in the City's regional buffered roadway system. Along the length of Happy Valley Road the development proposes a fifty (50) foot deep corridor that widens to approximately 220 feet near the intersection Happy Valley Road and Alma School Road.

The private neighborhood enclave is designed to allow the desert landscape to weave through encouraging wildlife to continue to cross the Property. In this way residents and their guest will have opportunities for wildlife observation.

The proposed project will include private outdoor spaces in the form of walled (enclosed, private) yards. These spaces are extensions of the main living space of the home. Where practical, homesites are oriented to capture distant city views. Enclosed private yards may contain non-native landscapes including turf for recreation and social enjoyment, pools and spas.



Site Conditions: The proposed project is adjacent to Happy Valley Road. This is part of the citywide systems per the GP's Mobility Systems Map (see *Figure 14 – GP Mobility Systems Map*) and carries a large volume of traffic. The proposed project includes a fifty (50) deep buffered roadway landscape corridor. A sound mitigation wall along the southern boundary of the corridor is proposed to shield traffic noise and protect the quality of life of future residents so they can enjoy tranquil desert living. The Property is surrounded by single-family residential uses. The proposed neighborhood integrates with the open landscape character established by the surrounding neighborhoods. While they will not be physically connected via mobility links, they are compatible in their development forms. Open space buffers around the perimeter of the Property will aid in the transition between the proposed project and existing homes.

Indigenous Architectural Approaches: The architecture of the proposed project is intended to be appropriate to the desert southwest. Materials will be visually rich while colors are typically muted with bold small accents. Shade will be valued and wall masses will appear thick. Architecture will take its cues from the historic Spanish dry-climate Mediterranean, and historic ranch styles and include contemporary abstractions with climate responsive elements.

- *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.*

The land plan is designed to respect topography, view corridors, wildlife corridor and existing open spaces. Open space tracts and landscape corridors are proposed around the perimeter of the neighborhood enclave. The tracts will incorporate native and enhance native plant material that is characteristically found in the open spaces in the region. Within the neighborhood an open space corridor will bisect the Property enhancing viewsheds and preserving a corridor for wildlife.

**2. Manage a comprehensive open space program that is responsive to public need, delivers high quality customer service, and exemplifies the city's commitment to leadership in environmental affairs.**

A key element of the proposed plan is the desert open space around the Property creating a buffer between the existing neighborhoods and the proposed enclave. The proposed open space will be desert landscapes. As desert open space, maintenance costs and techniques are minimized and simplified as recommended by the GP.

Usable, generally passive, public open space is proposed in the form of a fifty (50) foot deep buffered roadway landscape corridor along Happy Valley Road. This public amenity will add another link to the City's regional scenic corridor system.

- *Promote three distinctive types of open spaces through acquisition, dedication, or "set aside":*
  - *Passive natural open spaces that will preserve wildlife habitat and view corridors and sensitive historical/archeological sites, and provide areas for low impact recreational activities, such as hiking, bicycling, mountain and rock climbing, and horseback riding.*
  - *A system of contiguous open spaces, accessible from Scottsdale neighborhoods, that connect the desert, mountains, washes, and canal system.*
  - *Park space and facilities for active recreational activities, such as softball, tennis, basketball, volleyball, swimming, and equestrian pursuits.*

Passive Natural Open Spaces: Almost all open space in the proposed development of the Property will be passive natural desert open spaces. Only private enclosed yards associated with each homesite will be permitted to be active, non-native landscapes.

Contiguous Open Spaces: The proposed development will have desert open space weaving through the neighborhood. These belts of desert landscaping, including the landscape corridors along Happy Valley Road and Alma School Road, will connect to the greater City buffered roadway corridor system.

Park Space and Facilities: While the Property is not at an appropriate location for a major public park or trailhead, the proposed development will provide a fifty (50) foot deep buffered roadway landscape corridor along Happy Valley Road and a similar landscape corridor along Alma School Road adding a link in the City's scenic corridor system.

## **PRESERVATION AND ENVIRONMENTAL PLANNING ELEMENT**

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### ***3. Achieve a sustainable balance between the conservation, use and development of Scottsdale's natural resources.***

The proposed development of the Property works to achieve a sustainable balance in the use and conservation of Scottsdale's natural resources through low water use, low maintenance landscape. The proposed plan includes large areas of desert character open space. These passive open spaces are naturally low water use landscapes requiring only simple maintenance techniques and no application of chemical fertilizer. The proposed plan will preserve the wash corridor through the middle of the Property.

### ***9. Protect and conserve native plants as a significant natural and visual resource.***

The proposed project plans preserve much of the natural landscape on the site in undisturbed areas and salvages the desert vegetation in those areas that must be disturbed to create the homesites and install infrastructure on the site. This salvaged material will be used to re-vegetate disturbed open space areas and enhance other landscape areas. Open spaces will be placed in common area tracts and dedicated as NAOS to further protect and conserve the native plants and visual resources.

## **COMMUNITY MOBILITY ELEMENT**

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### ***7. Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.***

A landscape buffer along both Happy Valley Road and Alma School Road will be provided as part of the development of the Property. The buffers will include undisturbed native areas as well as reshaped and re-vegetated desert areas.

### ***9. Protect neighborhoods from negative impacts of regional and citywide networks.***

- *Provide neighborhood systems that safely move people, connect neighborhoods to citywide and regional networks, while discouraging citywide and regional cut-through automobile traffic.*

The proposed development is designed as a private gated neighborhood with cul-de-sac enclaves of homesites. The enclaves connect to the gated entrance drive; the only point of contact with the citywide transportation system on Alma School Road. This design discourages cut-through automobile traffic while providing safe connections to the regional roadway network.

- *Protect the livability of local neighborhoods from citywide and regional network influences by developing measures to reduce noise levels, and discourage high volume traffic and speeds within local neighborhoods. These measures may include different "traffic calming" designs and features.*

To protect the livability of the proposed residential enclaves from the noise and high-volume traffic on Happy Valley Road, the proposed project includes mitigation elements. A fifty (50) foot deep landscape buffer is proposed along the entire length of Happy Valley Road. A sound mitigating wall is proposed along the southern boundary of the buffer to protect and enhance the quality of life of future residents.

- *Preserve reasonable emergency access through neighborhoods, balancing the potential for neighborhood street restriction (traffic calming, street narrowing, speed humps, etc.) with emergency accessibility.*

The proposed development of the Property is designed as a privately gated enclave of twenty-one (21) homes. The clusters of homesites around cul-de-sacs include a singular point of connection to the citywide system with reasonable emergency access. The short roadway segments and cul-de-sac enclaves naturally slow traffic without the need for street restrictions to calm traffic.

- *Minimize traffic speeds, volumes and through-traffic by appropriate street planning and design.*

Happy Valley Road and Alma School Road are already planned, designed and installed. The City is developing plans to widen Happy Valley Road and install a traffic circle at the intersection of Happy Valley Road and Alma School Road. Within the proposed neighborhood, streets to access individual homesites are designed with a rural character incorporating short winding segments and cul-de-sacs to minimize traffic speeds. A neighborhood limited to twenty-one (21) homesites ensures that traffic volume on the neighborhood streets will be minimized. Finally, through-traffic is not only minimized, but eliminated by the use of vehicular gates at the entrance to the neighborhood.



- *Provide open space and buffering in design to protect neighborhoods*

The proposed plan provides open space and buffering to protect and preserve the character of the established surrounding subdivisions and properties. A fifty (50) foot deep landscape buffer is proposed along Happy Valley Road. Walls along the southern boundary of the buffer will mitigate traffic noise on Happy Valley Road from future homes and private yards near the roadway. A similar landscape buffer will be provided along Alma School Road to protect the character of this and the surrounding neighborhoods.

***10. Encourage a diversity of links between neighborhood systems and with citywide and regional systems.***

In addition to the vehicular link to the citywide transportation system, the proposed development includes a segment in the City's scenic corridor system along Happy Valley Road.

## **CONCLUSION**

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A change in zoning from R1-190 to R1-43-PRD ESL with amended development standards will allow the development of the Property in a manner harmonious with the adjacent neighborhoods and that enhances the Sonoran Desert landscape character preserved in this area of the City.

This clustered development request aligns with the intent of the ESL district and supports the General Plan Goals and Approaches as specifically outlined above. We respectfully request approval of the requested change to the zoning designation to permit development of the Property consistent with the proposed concept.

The proposed development plan is consistent with the Rural Neighborhoods designation and allowed density. The proposed change in zoning designation will permit the development of the Property in a manner that is complementary with the surrounding neighborhoods. It is ideal for infill residential development with proximity to existing infrastructure, community oriented retail and the Loop 101 employment core executives seek. It is a development plan for a site with environmentally sensitive land that will be protected with easements and tracts.

# AMENDED DEVELOPMENT STANDARDS

Section 5.100. - Single-family Residential (R1-43) of Appendix B – Basic Zoning Ordinance in the City of Scottsdale Code (the “R1-43 Standards”) provides a basis for development within the Property. To encourage sensitivity to site conditions and provided flexibility in site planning, including clustering, PRD allows for amended development standards. The following development standards amend the R1-43 Standards and apply to the Property.

**Sec. 5.104. - Property development standards.**

The following property development standards shall apply to all land and buildings in the R1-43 District:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~forty three thousand (43,000)~~ **TWENTY-SIX THOUSAND TWO HUNDRED FIFTY (26,250)** square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimension.

1. Width. All lots shall have a minimum width of ~~one hundred fifty (150)~~ **ONE HUNDRED TWENTY (120)** feet.

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

D. Building height. No building shall exceed ~~thirty (30)~~ **TWENTY-FOUR (24)** feet in height, except as provided in article VII. **NO BUILDING SHALL EXCEED ONE (1) STORY WITHIN FIFTY (50) FEET OF AN R1 DISTRICT BOUNDARY**

E. Yards.

1. Front Yard.

- a. There shall be a front yard having a depth of not less than ~~forty (40)~~ **THIRTY (30)** feet **TO FACE OF BUILDING AND FACE OF GARAGE.**

- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ **THIRTY (30)** feet shall be provided on both streets.
  - c. On a corner lot, the required front yard of ~~forty (40)~~ **THIRTY (30)** feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.
2. Side Yard. There shall be side yards of not less than ~~twenty (20)~~ **FIFTEEN (15)** feet on each side of a building, **EXCEPT LOT 11 SHALL HAVE A SIDE YARD OF NOT LESS THAN TEN (10) FEET ALONG THE WEST BOUNDARY OF THE LOT.**
  3. Rear Yard. There shall be a rear yard having a depth of not less than thirty-five (35) feet.
  - 4 Other requirements and exceptions as specified in article VII.
- F. Distance between buildings.
1. There shall not be less than ten (10) feet between an accessory building and the main building.
  2. The minimum distance between main buildings on adjacent lots shall be not less than ~~forty (40)~~ **THIRTY (30)** feet.
- G. Walls, fences and landscaping. Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.

- H. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.
  
- I. Corral. ~~Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.~~