



Application

Narrative

Cash Transmittal

Development Standards

# Narrative

## for Estates at Hayden

A five-lot, single-family residential subdivision located north of the northeast corner of Hayden Road & Westland Drive

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**Prepared for:**

McDowell Citrus 100, LLC  
3321 East Baseline Road  
Gilbert, Arizona, 85234  
(480) 892-4492

---

**Prepared by:**

RVi Planning + Landscape Architecture  
120 South Ash Avenue  
Tempe, Arizona, 85251  
(480) 994-0994

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**Prepared on:**

**02 / 04 / 2020**

**Revised on:**

**04 / 17 / 2020**



# Development Team

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# I. Purpose of Request



## A. Request to Consider the Following

RVi Planning + Landscape Architecture, acting on behalf of McDowell Citrus 100, LLC is pleased to submit this request to approve a Preliminary Plat for a 5-lot, single-family residential subdivision. The property consists of a 10.0 acre site located north of the northeast corner of Hayden Road and Westland Drive in Scottsdale, Arizona.

## B. Goal & Purpose of Request

This preliminary plat request is to establish a 5-lot, single-family community. The existing R1-43 ESL zoning allows for up to eight single-family residential homes. At 5 lots, this request is well below the allowed density for this site. The application includes a request for amended development standards, in accordance with the ESL ordinance, to minimize impacts to the major wash corridor that bisects the property and to preserve approximately 40% of the site as dedicated natural area open space (N.A.O.S).

## C. Key Items for Consideration

- The site plan applies a minimum 35-foot wide/average 50-foot wide Desert Scenic Roadway Buffer along Hayden Road.
- Protects the wash corridor within a dedicated drainage easement.
- The wash corridor drainage easement serves as a clear development line limiting all site improvements to the area north of the wash and preserving the area south of the wash in its natural undisturbed condition.
- The applicant is proposing to provide 3.72 acres (40%) of the net site area as Natural Area Open Space (N.A.O.S.), a 10% increase over the required N.A.O.S per the slope analysis.

# II. Background

## A. General Plan

The property is currently designated as Rural Neighborhoods within the General Plan Land Use Map. The Rural Neighborhoods category includes areas of large lot single-family neighborhoods. This land use designation is intended for residential properties with anticipated densities of between 0 and 1 dwelling unit per acre. Native desert preservation is encouraged as well as clustering to avoid prominent environmental features, including washes and boulder outcroppings. At 0.5 dwelling units per acre, the proposed density of Estates at Hayden is in conformance with the Rural Neighborhoods land use designation. See **Exhibit 1**, *General Plan Land Use Map* below.

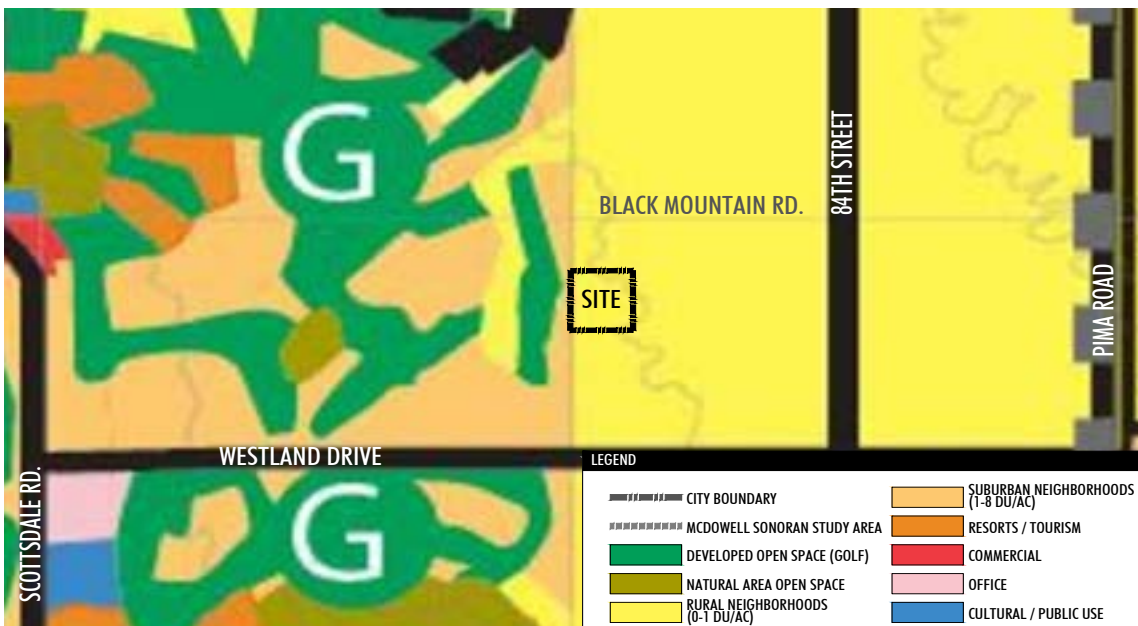


EXHIBIT 1, GENERAL PLAN LAND USE MAP

# The goals and approaches of the General Plan have been and will continue to be implemented through the rezoning process. Below are the ways in which each goal and approach is addressed:

## **CHARACTER & DESIGN**

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 is an infill project that conforms to the surrounding R1-43 ESL densities. The future community is influenced by its adjacent communities and has incorporated comparable lot sizes, street design, and appropriate theming and color schemes which mimic the Scottsdale rural desert palette. Natural desert plants and washes will be preserved via N.A.O.S dedications to maintain them as the focal design element of this community.

Existing sidewalk and trail improvements on Hayden Road complete larger circulation routes. These alternative transportation options enrich the citizens by promoting safe, attractive, and context compatible development.

The Estates on Hayden Planned Community responds to the natural environment by providing and preserving natural washes and dominant boulders. Much of the dedicated N.A.O.S. will be provided within tracts ensuring that these areas will remain in their natural undisturbed state.

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 site responds to the unique desert climate by maximizing north/south lot orientation for four of the five lots and will incorporate shading opportunities on proposed homes. The applicant recognizes the natural topography and flow of a prominent on-site wash and has strategically placed home sites to minimize interruption. The gated community does not include an active amenity, but recognizes enhancing the natural open desert as a quality of life benefit for residents.

## **LAND USE**

7. *SENSITIVELY INTEGRATE LAND USES INTO THE SURROUNDING PHYSICAL AND NATURAL ENVIRONMENTS, THE NEIGHBORHOOD SETTING, AND THE NEIGHBORHOOD ITSELF.*

Providing a buffered roadway with an average width of 50' and placing a prominent wash in a protective tract demonstrates sensitivity to natural features.

## **COMMUNITY MOBILITY**

10. *ENCOURAGE A DIVERSITY OF LINKS BETWEEN NEIGHBORHOOD SYSTEMS AND WITH CITYWIDE AND REGIONAL SYSTEMS.*

Accessibility and a connection to adjacent neighborhoods and surrounding destinations is provided at the community entry off Hayden Road. No access is provided to the Olsen Road alignment.

## **OPEN SPACE & RECREATION**

1. *PROTECT AND IMPROVE THE QUALITY OF SCOTTSDALE'S NATURAL AND URBAN ENVIRONMENTS AS DEFINED IN THE QUALITY AND QUANTITY OF ITS OPEN SPACES.*

Estates on Hayden has exceeded the minimum required N.A.O.S area determined by the slope analysis. 40% of the site will be dedicated as N.A.O.S., with much of the N.A.O.S. to be located within a tract. Protecting and improving the quality of Scottsdale's natural environment is a high priority of the community.

## **COMMUNITY INVOLVEMENT**

1. *SEEK EARLY AND ONGOING INVOLVEMENT IN PROJECT/POLICY-MAKING DISCUSSION.*

The development proposal for this site originally included a rezoning request and a plan for developing eight lots on this site. In discussions with neighbors, it became clear that they were opposed to the smaller lot sizes being proposed. This preliminary plat request is a result of that neighborhood feedback. Not only have the lot sizes been increased to a minimum of 35,250 square feet, the number of lots being proposed has decreased from eight lots to five lots. At 0.5 dwelling units per acre, this site plan is well below the density allowed on the site by zoning. The applicant has alerted sounding neighbors of this site plan change via a notification letter to property owners within 750 feet of the site and has spoken individually to several surrounding neighbors regarding this plan.

2. *PROACTIVELY SEEK COMMUNITY-WIDE REPRESENTATION ON ISSUES THROUGH VIGOROUS OUTREACH PROGRAMS THAT ENGAGE CITIZENS WHO ARE NOT TYPICALLY INVOLVED.*

Letters of notification describing the proposal and including a copy of the site plan have been provided to HOAs, land owners within a 750' radius, and Scottsdale's interested parties list alerting them to the current preliminary plat request. Informational signs will be posted on the site to alert residents of any upcoming City of Scottsdale hearings.

## B. Character Area Plan

The proposed site does not fall within an adopted Character Area Plan boundary.

## C. Zoning

The site is zoned with the Single-Family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning district designation. Historically, the subject area was rezoned to R1-43 HD/HC, along with the Desert Mountain and The Boulders communities, through case 2-ZN-1985. In 2004, the Environmentally Sensitive Lands (ESL) ordinance was put into effect in place of the Hillside District, making the zoning designation what it is today.

## D. Site Context

The Estates at Hayden community is located north of the northeast corner of Hayden Road and Westland Drive (APN# 216-47-012B). The property’s legal description and ALTA survey are provided with this application.

The site is currently vacant and is surrounded by existing and developing residential neighborhoods, including Sand Flower Estates, Verdante, and Crossing at the Boulders. Table 1 below provides a summary of existing and surrounding land uses, General Plan designations and existing zoning:

**TABLE 1: ON SITE AND SURROUNDING USES, GENERAL PLAN AND ZONING DESIGNATIONS**

	<i>Existing Land Uses</i>	<i>General Plan Land Use Designation</i>	<i>Existing Zoning Designation</i>	<i>Project Density (DU/AC)</i>
<b><i>SITE (Estates at Hayden)</i></b>	Single-family Residences	Rural Neighborhood (0-1 du/ac)	R1-43 ESL	0.5 DU/AC
<b><i>South of Site (Verdante)</i></b>	Single-family Residences	Rural Neighborhood (0-1 du/ac)	R1-43 ESL	1.0 DU/AC
<b><i>West of Site (Crossing at the Boulders)</i></b>	Single-family Residences	Rural Neighborhood (0-1 du/ac)	R1-18 PCD ESL	1.37 DU/AC (Per 5-ZN-92)
<b><i>North of Site (Sunflower Estates)</i></b>	Single-family Residences	Rural Neighborhood (0-1 du/ac)	R1-43 ESL	0.7 DU/AC
<b><i>East of Site</i></b>	Single-family Residences	Rural Neighborhood (0-1 du/ac)	R1-43 ESL	0.8 DU/AC

# III. Applicant Proposal

## A. Development Information

This preliminary plat proposal is for a 5-lot, single-family residential subdivision community.

The applicant is requesting a preliminary plat for a 5-lot subdivision. The proposal is in conformance with the site's existing general plan land use designation of "Rural Neighborhoods" and the site's existing zoning of R1-43 ESL. The proposal includes a request for amended development standards to allow for sensitive development that avoids major impacts to the site's prominent natural wash corridor. **Exhibit 2**, *Site Plan* illustrates the design of the future community.



**EXHIBIT 2, SITE PLAN PLAN**

- Existing use: **Vacant Land**
- Proposed use: **5-lot Subdivision**
- Parcel size: **10.0 gross acres (9.08 acres net)**
- Building height allowed/proposed: **24 feet from natural grade**
- N.A.O.S Required: **3.35 acres, 37% of the net site area (upper desert landform)**
- N.A.O.S Provided: **3.72 acres, 40% of the net site area**
- Density allowed per R1-43 ESL zoning district: **0.83 du/ac (8 lots)**
- Proposed Density: **0.50 du/ac (5 lots)**

## B. Land Use

The Estates on Hayden community is in conformance with the 2001 General Plan land use designation as we are requesting less than the allowed one dwelling unit per acre on this site. The existing R1-43 ESL zoning district allows for 0.83 dwelling units per acre. The proposed a 5-lot subdivision, with a density of 0.5 dwelling units per acre, is consistent with the base density allowed within the R1-43 ESL zoning designation.

## C. Amended Development Standards

Amended development standards are being requested to accommodate meaningful and tract N.A.O.S., provide a scenic roadway easement along Hayden Road, preserve the site's primary wash corridor, accommodate landscape buffering for adjacent communities, and to sensitively locate lots among the small boulders scattered across the site. The proposed lot sizes and requested building setbacks are consistent with surrounding communities which also utilize amended development standards to limit their impact on the environment. The proposed building setbacks will maintain adequate front, rear, and side yards suitable for garage parking and private patio and yard areas.

In exchange for reductions in development standards, the applicant has agreed to exceed the N.A.O.S. required for this site, to place much of the provided N.A.O.S. within tracts, and to ensure that the central wash is protected by an N.A.O.S. and drainage easement.

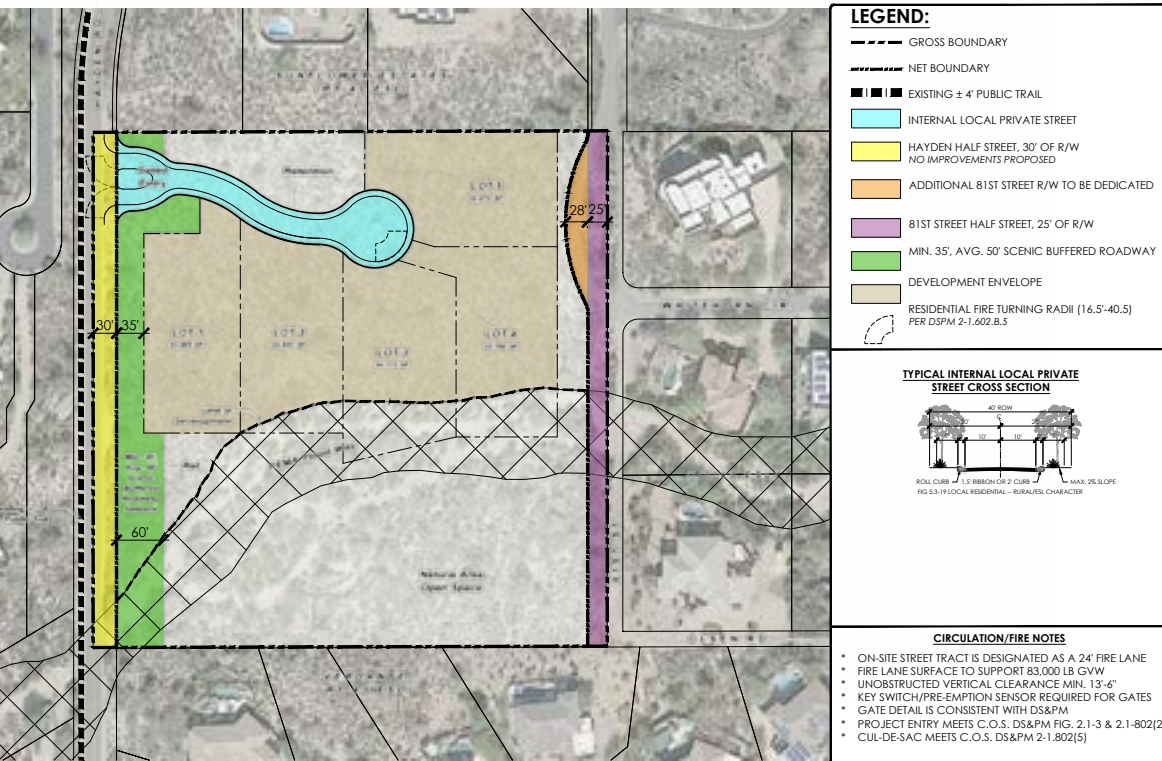
Community open space is distributed throughout the site and emphasized in sensitive areas. These areas include the wash corridor that bisects the site. The majority of the site's open space is concentrated in the south half of the site creating an expansive area reserved for native plant and animal species.

The table below shows the proposed R1-43 ESL amended development standards. See **Appendix A: Legislative Draft of Proposed R1-43 Development Standards** for the complete legislative draft.

**TABLE 2: R1-43 ESL DEVELOPMENT STANDARDS COMPARISON TABLE**

	<b>R1-43</b>	<b>R1-43 ESL w/ ADS</b>	<b>ADS Reduction</b>
<b>Min. Lot Area</b>	43,000 sq. ft.	32,250 sq. ft.	25% Reduction
<b>Min. Lot Width</b>	150'	113'	25% Reduction
<b>Min. Front Setback</b>	40'	30'	25% Reduction
<b>Min. Side Setback*</b>	20'	15'	25% Reduction
<b>Min. Rear Setback</b>	35'	26'	25% Reduction

\*Estates at Hayden is located directly south of Sunflower Estates (14-PP-2003). Sunflower Estates provides a 35-foot rear yard setback. Estates at Hayden will match this condition by providing a 35-foot building setback along the north side of Lot 1.



**EXHIBIT 3, CIRCULATION & SCENIC CORRIDOR PLAN**

## D. Circulation

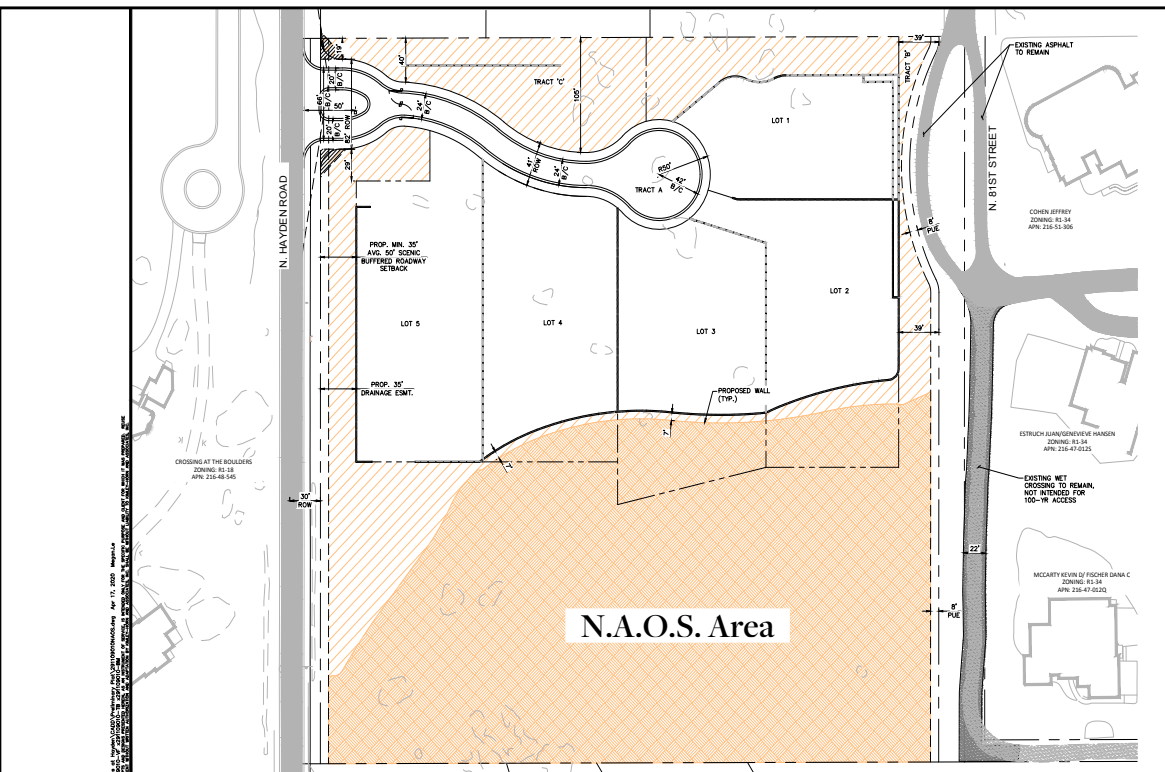
The five proposed lots will take access off Hayden Road via a gated entry and private street. The entry has adequate separation to allow the proposed community to blend with the surrounding community character. The project entry will conform to all City of Scottsdale entry standards. **Exhibit 3, Circulation & Scenic Corridor Plan** displays the existing and future circulation improvements.

The applicant will be dedicating the required right-of-way per the Transportation Master Plan with the plat. Hayden Road is designated as Local Collector Street and will generally conform with DS&PM Figure 5.3-16 Local Collectors – Rural/ESL Character.

81st Street features a unique median condition with the road crossing out of the existing right of way onto the site’s northeast corner. This proposal includes a right of way dedication to ensure that the existing 81st Street is fully encapsulated within a right of way tract.

## E. Utilities

The proposed community will extend water and sewer from Hayden Road to serve all five lots. The proposed public water and sewer lines will be located within the local street tract.



**EXHIBIT 4, N.A.O.S. PLAN**

## F. Open Space

The site has a significant wash that bisects the property from east to west before channeling under Hayden Road. This wash will be protected through the use of tracts and easements. A drainage easement and conservation easement will be applied over the prominent wash and it will serve as development limit ensuring that all site improvements remain north of the wash with the area south of the wash remaining in its natural undisturbed state.

Frontage open space will be protected through a Desert Scenic Roadway easement located along site's Hayden Road frontage. The Desert Scenic Roadway setback will be a minimum of thirty feet in width and an average of fifty feet in width, measured from at the property line. This Desert Scenic Roadway easement will serve as a landscaped buffer along Hayden Road.

The proposed development plan meets and exceeds the Natural Open Space requirements as outlined under the Upper Desert Landform in the Environmentally Sensitive Land Ordinance (ELSO).

A required slope analysis determined a minimum of 3.35 acres of N.A.O.S. would need to be dedicated on the site. The applicant has provided a total of 3.72 acres as N.A.O.S. (40% of the net site area). No more than 30% of this area is to be revegetated with the remaining N.A.O.S. area to be undisturbed. The majority of the provided N.A.O.S. area is to be provided within dedicated tracts. **Exhibit 4, N.A.O.S. Plan** displays where N.A.O.S. will be protected in relationship to the site plan.

Native plants are considered to be a significant environmental and theming feature of the Estates on Hayden community. Areas identified as N.A.O.S. will be preserved and enhanced with the development of this site. Efforts will be made to salvage and relocate disturbed native plant materials when possible. Densely vegetated areas including wash corridors and perimeter buffer areas will be preserved in their natural state.

## G. Homeowners Association Maintenance Responsibilities

The Estates at Hayden Homeowner’s Association will be the responsible party for the future maintenance of all community areas including; landscaping, open space, amenity features, entry gates, perimeter walls, related drainage structures, and the private internal roadway. Public infrastructure and publically dedicated property will be the responsibility of the City of Scottsdale unless otherwise noted.

# IV. Sensitive Design Principles



1. *THE DESIGN CHARACTER OF ANY AREA SHOULD BE ENHANCED AND STRENGTHENED BY NEW DEVELOPMENT.*

Estates at Hayden will enhance the distinctive qualities and character of north Scottsdale by incorporating neutral desert colors into the building design. This infill development property strengthens the surrounding community character by incorporating similar development densities and characters as the established community.

3. *DEVELOPMENT, THROUGH APPROPRIATE SITING AND ORIENTATION OF BUILDINGS, SHOULD RECOGNIZE AND PRESERVE ESTABLISHED MAJOR VISTAS, AS WELL AS PROTECT NATURAL FEATURES.*

Dwelling units on the proposed site have been strategically located to respond to the natural environmental features of the site and to respect scenic on site and off site view sheds. No historical or archaeological resources have been documented on this property.

4. *DEVELOPMENT SHOULD BE SENSITIVE TO EXISTING TOPOGRAPHY AND LANDSCAPING.*

The proposed development demonstrates sensitivity to existing vegetation by providing 40% of the site as Natural Area Open Space, much of which will be located in tracts. The design also works with the natural topography of the site and has minimized proposed cuts and fills. The community design respects the character of the existing surrounding communities by maintaining and promoting the rural character of 81<sup>st</sup> Street.

5. *DEVELOPMENT SHOULD PROTECT THE CHARACTER OF THE SONORAN DESERT BY PRESERVING AND RESTORING NATURAL HABITATS AND ECOLOGICAL RESOURCES.*

Preservation and restoration of natural habitats and ecological resources has been implemented in the following ways; not including perimeter fencing to encourage wildlife corridors, providing abundant N.A.O.S. for further native plant conservation, and incorporating amended development standards so site improvements can effectively respond to the natural features of the site.

6. *DEVELOPMENT SHOULD SHOW CONSIDERATION FOR THE PEDESTRIAN BY PROVIDING LANDSCAPING AND SHADING ELEMENTS AS WELL AS INVITING ACCESS CONNECTIONS TO ADJACENT COMMUNITIES.*

Shading elements will be incorporated into the architecture of each home. Access to adjacent communities will be provided at the project's entry at Hayden Road via the existing pedestrian infrastructure in this area.

7. *SITE DESIGN SHOULD INCORPORATE TECHNIQUES FOR EFFICIENT WATER USE BY PROVIDING DESERT ADAPTED LANDSCAPING AND PRESERVING NATIVE PLANTS.*

Drought tolerant, native plant species have been preserved and incorporated into the landscape palette to encourage efficient water use. No water features are planned for this community.

# V. Development Review Board Criteria



1. *THE BOARD SHALL EXAMINE THE DESIGN AND THEME OF THE APPLICATION FOR CONSISTENCY WITH THE DESIGN AND CHARACTER COMPONENTS OF THE APPLICABLE GUIDELINES, DEVELOPMENT STANDARDS, DESIGN STANDARDS AND POLICIES MANUAL, MASTER PLANS, CHARACTER PLAN AND GENERAL PLAN.*

The proposed development is in substantial conformance with Scottsdale's General Plan Land Use designation of Rural Neighborhoods. This designation consists of residential uses with natural desert settings and spectacular view corridors maximized by low building heights. The proposed 5-lot community respects the surrounding development by maintaining a low density of 0.5 dwelling units per acre and by dedicating large portions of the site as N.A.O.S. Preserving natural washes and incorporating desert materials is consistent with the surrounding area's character.

2. *THE ARCHITECTURAL CHARACTER, LANDSCAPING AND SITE DESIGN OF THE PROPOSED DEVELOPMENT SHALL:*

A. *PROMOTE A DESIRABLE RELATIONSHIP OF STRUCTURES TO ONE ANOTHER, TO OPEN SPACES AND TOPOGRAPHY, BOTH ON THE SITE AND IN THE SURROUNDING NEIGHBORHOOD;*

Estates at Hayden will ensure that proposed structures are desirably screened through the combination of the proposed large lots, low density, and large perimeter buffers. These characteristics will ensure that the development seamlessly blends into the native environment.

B. *AVOID EXCESSIVE VARIETY AND MONOTONOUS REPETITION;*

This property is defined by its undisturbed natural landscape and prominent wash corridor. The topography will provide opportunity for individuality from lot to lot, ultimately being tied together by an architectural character that provides variety and complements the desert setting.

C. *RECOGNIZE THE UNIQUE CLIMATIC AND OTHER ENVIRONMENTAL FACTORS OF THIS REGION TO RESPOND TO THE SONORAN DESERT ENVIRONMENT, AS SPECIFIED IN THE SENSITIVE DESIGN PRINCIPLES;*

Front and rear setbacks promote outdoor living environments for residents to enjoy Arizona's climate year-round. Natural materials and desert landscaping are incorporated into the design to address the area's unique climate factors and Sonoran Desert environment.

D. *INGRESS, EGRESS, INTERNAL TRAFFIC CIRCULATION, OFF-STREET PARKING FACILITIES, LOADING AND SERVICE AREAS AND PEDESTRIAN WAYS SHALL BE SO DESIGNED AS TO PROMOTE SAFETY AND CONVENIENCE.*

Single entry and exit is provided onto Hayden Road with no access to Olsen Road. The 5-lot community is not projected to significantly impact traffic on the surrounding streets.

E. *IF PROVIDED, MECHANICAL EQUIPMENT, APPURTENANCES AND UTILITIES, AND THEIR ASSOCIATED SCREENING SHALL BE INTEGRAL TO THE BUILDING DESIGN.*

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

# VI. Conclusion



We respectfully request approval of this preliminary plat application as it promotes a development approach that is sensitive to the natural environment and is consistent with the City of Scottsdale General Plan, Sensitive Design Principles, Environmentally Sensitive Lands Ordinance, and the site's existing R1-43 ESL zoning designation.

# Appendix A: Legislative Draft of Proposed R1-43 Amended Development Standards

## Sec. 5.034. - 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)~~ **thirty two thousand two hundred and fifty (32,250)** 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.
3. Specialized Residential Health Care Facility: the minimum lot area shall be five (5) gross acres.

### B. Lot dimensions.

Width. All lots shall have a minimum width of ~~one hundred fifty (150)~~ **one hundred and thirteen (113)** feet.

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

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

### E. Yards.

#### 1. Front Yard.

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

2. Side Yard. There shall be a side yard of not less than ~~twenty (20)~~ **fifteen (15)** feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty-five (35)~~ **twenty six (26)** feet.

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

- F. Distance between buildings.
  - 1. There shall be not 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 and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.
- H. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision. Access for Specialized Residential Health Care Facilities shall be provided in the following manner:
  - 1. All Specialized Residential Health Care Facilities shall have access to a street classified by the Scottsdale General Plan (Transportation Master Plan) as a minor collector or greater.
- I. Corral. Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2470, § 1, 6-16-92; Ord. No. 2509, § 1, 6-1-93; Ord. No. 3907, § 1(Exh. 1), 8-31-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 22, 23), 4-3-12)

Sec. 5.035. - Off-street parking.

The provisions of article IX shall apply.

(Ord. No. 2470, § 1, 6-16-92)

Sec. 5.036. - Signs.

The provisions of article VIII shall apply.

(Ord. No. 2470, § 1, 6-16-92)

[Secs. 5.037—5.099. Reserved.]



# City of Scottsdale Cash Transmittal

## # 121397

Received From :

MCDOWELL CITRUS 100, LLC  
3321 E BASELINE RD  
GILBERT, AZ 85234  
480-892-4492

Bill To :

Alex Stedman  
120 S. Ash Ave.  
Tempe, AZ 85251  
(480) 994-0994

Reference #	10-PP-2019	Issued Date	10/10/2019
Address	34303 N HAYDEN RD	Paid Date	10/10/2019
Subdivision		Payment Type	CHECK
Marketing Name	Lot Number	Cost Center	
MCR	Metes/Bounds No	Jurisdiction	SCOTTSDALE
APN	Gross Lot Area 0	Water Zone	
Owner Information	NAOS Lot Area 0	Water Type	
McDowell Citrus 100, LLC	Net Lot Area 0	Sewer Type	
3321 E. Baseline Rd.	Number of Units 1	Meter Size	
Gilbert, AZ 85234	Density	QS	58-47
(480) 892-5106			

Code	Description	Additional	Qty	Amount	Account Number
3150	PRELIMINARY PLAT FEES		1	\$2,800.00	100-21300-44221

SIGNED BY ANNIE VOS ON 10/10/2019

Total Amount

\$2,800.00

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

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notification.

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMI

10-PP-2019  
10/10/2019

# Development Application



**Development Application Type:**  
Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Land Divisions
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Major) (DR)	<input checked="" 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:** Estates at Hayden

**Property's Address:** 34303 N. Hayden Rd. Scottsdale, AZ 85266

**Property's Current Zoning District Designation:** R1-43 ESL

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.

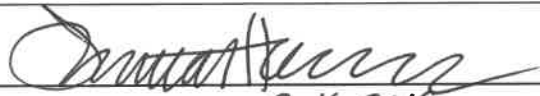
<b>Owner:</b> McDowell Citrus 100 LLC	<b>Agent/Applicant:</b> Alex Stedman
<b>Company:</b>	<b>Company:</b> RVi Planning + Landscape Architecture
<b>Address:</b> 3321 E. Baseline Rd. Gilbert, AZ 85234	<b>Address:</b> 120 S. Ash Ave. Tempe, AZ 85281
<b>Phone:</b> _____ <b>Fax:</b> _____	<b>Phone:</b> 480-994-0994 <b>Fax:</b> _____
<b>E-mail:</b> astedman@rviplanning.com	<b>E-mail:</b> astedman@rviplanning.com
<b>Designer:</b>	<b>Engineer:</b> Curtis Brown
<b>Company:</b>	<b>Company:</b> Kimley-Horn
<b>Address:</b>	<b>Address:</b> 7740 n. 16th St. Ste. 300 Phoenix, AZ 85020
<b>Phone:</b> _____ <b>Fax:</b> _____	<b>Phone:</b> 6023714533 <b>Fax:</b> _____
<b>E-mail:</b> astedman@rviplanning.com	<b>E-mail:</b> curtis.brown@kimley-horn.com

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

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

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

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

  
Owner Signature 9.16.2019

  
Agent/Applicant Signature T. Leumon for McDowell Citrus 100 LLC

**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