

**Marked Agendas
Approved Minutes
Approved Reports**

**The August 16, 2018
Development Review Board
Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: August 16, 2018 Item No. 3
General Plan Element: *Character and Design*
General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

Wolf Springs Ranch
14-PP-2017

Request to consider the following:

Request of the preliminary plat for a 40-lot single-family residential subdivision, including landscaping, hardscaping, common amenities, and walls, all on an approximate 20-acre site.

Goal/Purpose of Request

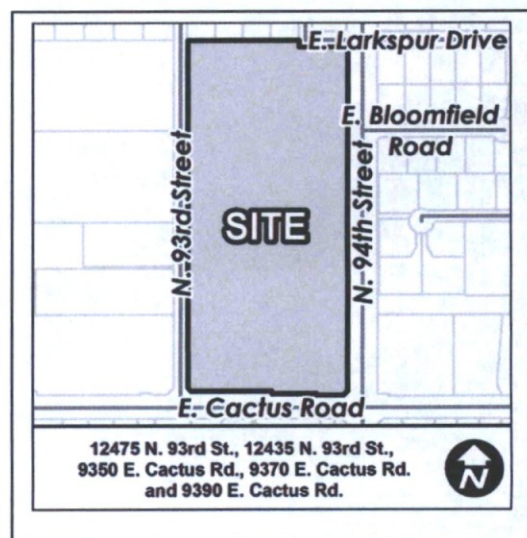
The applicant's request is for approval of a preliminary plat for a 40-lot single-family residential subdivision, including landscaping, hardscaping, common amenities and walls on a 20-acre site.

Key Items for Consideration

- Rezoning and Amended Development Standards were approved with Case 28-ZN-2016 on September 19, 2017.
- New subdivision replaces a ranch and two private schools, which have already been demolished.
- Removes 4 existing driveways onto Cactus Road and 2 existing driveways on North 94th Street.
- Vehicular access onto North 94th Street. Only emergency access onto North 93rd Street.

LOCATION

Northwest Corner of N. 94th St. and E. Cactus Rd.
12475 N. 93rd Street, 12435 N. 93rd Street, 9320 East Cactus Road, 9350 East Cactus Road, 9370 East Cactus Road and 9390 East Cactus Road



Action Taken _____

OWNER

Empire Residential Communities Fund II & III, LLC
480-951-2207

APPLICANT CONTACT

Shelby Duplessis
Empire Residential Communities Fund II & III, LLC
480-951-2207

BACKGROUND

General Plan

The 2001 General Plan Land Use Element designates the property as Suburban Neighborhoods, which typically include medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. The proposal is for 40 homes at a density of 2 dwelling units per acre and is consistent with the density of surrounding neighborhoods.

Character Area Plan

The 2001 General Plan established Character Area planning as a means of ensuring that quality of development and consistency of character drive Scottsdale's General Plan within the context of community-wide goals. There have been previous planning involving the property that addressed area character:

- The 1992 Cactus Corridor Area Study recommends suburban character for areas west of 96th Street.
- The 1993 Shea Area Plan places focus on established neighborhoods as a means to ensure that future development is compatible. It recommends a density of 1-2 dwelling units per acre, which is consistent with the proposal.

Additionally, the 2001 General Plan land use map contemplates these previous planning efforts. Notably, the 2001 General Plan land use map supersedes the land use maps in the previous mentioned Character Area planning documents.

Zoning

This site is zoned Single-family Residential, Planned Residential Development (R1-18 PRD). This zoning district allows single-family homes and accessory uses. This property was rezoned from R1-35 to R1-18 PRD on September 19, 2017 with Case 28-ZN-2016.

Context

The 20-acre property is located at the northwest corner of North 94th Street and East Cactus Road. The property is bordered by East Cactus Road on the south, North 93rd Street on the West, East Larkspur Drive on the north, and North 94th Street on the east. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Sweetwater Ranch Estates Unit II, single-family residential subdivision, zoned R1-18 PRD.
- South: (across Cactus Road) – Scottsdale Vista 5, single-family residential subdivision zoned R1-18 PCD
- East: (across 94th Street) – Larkspur Manor subdivision, El Paseo Estates subdivision, and single-family home/ranch with R1-10, R1-18 PRD and R1-35 zoning respectively.
- West: Sandspur Commercial Ranch zoned R1-35 PRD.

Other Related Policies, References:

Scottsdale General Plan 2001, as amended

Shea Area Plan

Cactus Corridor Character Area Plan

Zoning Ordinance

Design Standards and Policies Manual

28-ZN-2016: Rezoned property from R1-35 to R1-18 PRD, approved R1-18 Amended Development Standards, and the 40-lot subdivision site plan.

APPLICANT'S PROPOSAL

Development Information

The development proposal is for a 40-lot single-family residential subdivision including landscaping, hardscaping, common amenities and walls on an approximate 20-acre site.

- Existing Use: undeveloped, former site of a commercial ranch/stable, 2 houses, and two private schools.
- Proposed Use: 40-lot single-family residential subdivision
- Parcel Size: 20 gross acres
- Building Height Allowed: 30 feet, western and northern-most lots will be limited to one story.
- Building Height Proposed: Housing product not yet determined but will need to adhere to height requirements.
- Open Space Required: No minimum requirement
- Open Space Provided: 3.9 acres
- Density Allowed: 2.0 dwelling units per acre (Case 28-ZN-2016)
- Density Proposed: 2.0 dwelling units per acre

- Number of Lots Allowed: 40 lots, per Case 28-ZN-2016
- Number of Lots Proposed: 40 lots

IMPACT ANALYSIS

Plat

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. The proposed 40-lot single family residential subdivision will be gated and contain private streets. Most of the lots will have north/south exposure, except the lots which back to North 94th Street, and the two southern-most lots. The main vehicular ingress and egress will be via North 94th Street, and a median break will be constructed in North 94th Street to allow vehicles to turn into the subdivision from northbound 94th Street and allow vehicles to exit the subdivision and turn northbound onto 94th Street. The only access onto 93rd Street from the subdivision will be for emergency only. During the zoning map amendment application process, there were concerns about existing cut-through traffic along East Desert Trail. As a result, the developer offered to construct East Larkspur Drive, which will be public street, from it's current terminus west to North 93rd Street. This will allow vehicles to go from North 94th Street west to North 93rd Street without needing to access East Desert Trail. 6-foot-wide sidewalks are proposed to be constructed on both sides of the Larkspur Drive extension, both sides of the internal subdivision streets, on the east side of North 93rd Street, and the existing 10-foot-wide side will remain on the west side of North 94th Street.

Below are the amended development standards, approved with case 28-ZN-2016.

Development Standard	Straight R1-18 Zoning	Approved R1-18 PRD zoning for this subdivision
Minimum Lot Area	18,000 square feet	Type A lots: 13,000 square feet Type B lots: 8,000 square feet
Lot Width	120 feet	Type A lots: 100 feet Type B lots: 70 feet
Front Setback	35 feet	10 feet (20 feet to face of garage)
Side Setback	10 feet	5 feet
Rear Setback	30 feet	Type A lots: 15 feet Type B lots: 15 feet, 18 feet, and 23 ft. depending on location
Distance between main buildings on adjacent lots	20 feet	10 feet

Building Height	30 feet	Type A lots: 30 feet Maximum of one story Type B lots: 30 feet
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Airport Vicinity

The site is located approximately 2.5 miles southeast of the approach end of runway 3 at Scottsdale Airport. Although the site falls outside the 55 decibel (dB) noise contour of the airport, it is located within the AC-1 Airport Influence Zone, which allows residential uses provided that a fair disclosure statement and Avigation Easement is obtained on the final plat as a condition of development or building permit approval. The Airport Advisory Commission reviewed the proposal at their June 19, 2017 hearing, and voted 7-0 in support of the request.

Trails

The existing trail along the north side of East Cactus Road will be replaced by a new 8-foot-wide interpretative trail, which will be detached from the curb. A seatwall planter and benches are proposed adjacent to the trail at the northeast corner of North 94th Street and East Cactus Road, and a horse sculpture/pedestal and benches will be provided adjacent to the trail at the northeast corner of North 93rd Street and East Cactus Road

Water/Sewer

The Water Resources Department has reviewed the applications and finds that there are adequate water and wastewater services for the proposed use.

Public Safety

The Public Safety Department has reviewed the applications and finds that there is adequate ability to provide fire and police services for the proposed use. Overall, emergency and non-emergency activities in Scottsdale are continually monitored and tracked to evaluate the effectiveness of our service delivery and to identify any potential for future public safety resource needs for the community. The property is in Police District 2, which is served by the North 90th Street/Via Linda station. The nearest Fire Station is located at 9598 East Cactus Road, approximately one-quarter mile to the east.

Open Space

3.9 acres of open space is provided throughout the proposed development. Landscaping within the median and along the north side of the new East Larkspur Drive will be installed and maintained by the Wolf Springs Ranch Homeowners Association. Much of the proposed landscaping along the north side of Larkspur Drive is located on privately-owned lots within the Sweetwater Ranch Estates Unit II subdivision. The developer has submitted authorization from all property owners to install the landscaping, except the eastern-most lot (9367 East Desert Tail), whom they were unable to successfully contact. A concrete channel currently exists, on the south side of all these lots, which will be removed on three of the four lots and replaced with landscaping.

Landscaping consists of 48-inch box Anacacho Orchid trees, 24-inch box Thornless Cascalote trees, a combination of 24-inch box and 36-inch box Desert Museum Palo Verde trees, 36-inch box Ghost Gum Eucalyptus trees, 36-inch box Swan Hill Olive trees, 24-inch box Crape Myrtle trees and two 12-foot-tall Phoenix Dactylifera date palms at the main entrance median. There will also be a variety of xeriscape shrubs meeting the size and spacing requirements of the Zoning Ordinance.

Several private amenities are proposed throughout the subdivision, including a barbeque area, ramada, gas firepit and seating areas, horseshoe pits, a pickleball court, a playground/pocket park, grass open spaces, benches, and overlooks. Landscaped storm water retention basins are provided along the southern and western portions of the subdivision.

Community Involvement

The community involvement for this proposal began in April 2016, with the zoning district map amendment application process. There were two open house meetings held, one in April 2016 when the request was for 76 lots and one in November 2016, when the request was for 47 lots. As a result of significant opposition to the proposal, the lot count was ultimately reduced to 40 lots prior to approval by the City Council in September 2017.

October 25, 2017: Applicant mailed notification letters and preliminary plat plans to property owners within 750 feet, letting the public know that this preliminary plat application is being submitted.

November 15, 2017: City staff mailed notification postcards to property owners within 750 feet, letting the public know that this preliminary plat application has been submitted to the City.

As of the drafting of this report, staff has received some calls asking when the project will move forward, who the home builder will be, and what the price points will be.

Policy Implications

This preliminary plat is consistent in density previously approved in the zoning district map amendment case. All stipulations and ordinance requirements have been addressed.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the proposed Preliminary Plat for Wolf Springs Ranch, per the attached stipulations, finding that the Development Review Board criteria has been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Keith Niederer
Senior Planner
480-312-2953
E-mail: kniederer@ScottsdaleAZ.gov

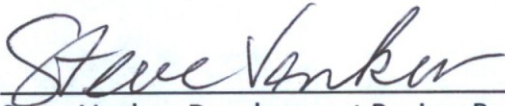
APPROVED BY



Keith Niederer, Report Author

7-31-2018

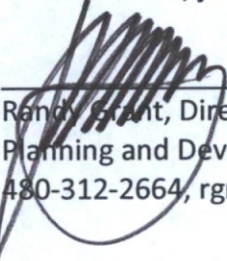
Date



Steve Venker, Development Review Board Coordinator
480-312-2831, jvenker@scottsdaleaz.gov

8/1/18

Date



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

8/1/18

Date

ATTACHMENTS

- A. Stipulations
 - 1. Context Aerial
 - 1A. Aerial Close-Up
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Context Aerial with Preliminary Plat
 - 5. Preliminary Plat
 - 6. Grading and Drainage Plan
 - 7. Landscaping/Hardscaping Plan
 - 8. Wall Plan
 - 9. Entry Features and Wall Details
 - 10. Conceptual Amenity Plans
 - 11. Material Board
 - 12. Street Section and Lot Layout
 - 13. Amended Development Standards
 - 14. City Notification Map

**Stipulations for the
Development Review Board Application:
Wolf Springs Ranch
Case Number: 14-PP-2017**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the civil construction documents and plat shall substantially conform to the following documents:
 - a. The Preliminary Plat submitted by Diversified Future, LLC, with a city staff date of 6/27/2018.
 - b. The Amended Development Standards found in attachment 13 of the 14-PP-2017 staff report, with a city staff date of 6/27/2018.
 - c. The conceptual walls design submitted by LVA Urban Design Studio, with a city staff date of 6/27/2018.
 - d. The conceptual landscape plan submitted by LVA Urban Design Studio, with a city staff date of 6/27/2018.
 - e. The Circulation Master Plan for Wolf Springs Ranch; prepared by ASJ Engineering Consultants, LLC for the Empire Group of Companies, LLC, dated 05/17/2017.
 - f. Case Drainage Report for Wolf Springs Ranch; submitted by Slater Hanifan Group, accepted on 7/18/2018 by City staff.
 - g. Case Grading and Drainage Plan for Wolf Springs Ranch; submitted by Slater Hanifan Group, accepted on 7/18/2018 by City staff.
 - h. Water System Basis of Design Report for Wolf Springs Ranch; submitted by Slater Hanifan Group, Inc., accepted on 7/30/2018.
 - i. Wastewater System Basis of Design Report for Wolf Springs Ranch; submitted by Slater Hanifan Group, Inc., accepted on 7/3/2018.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the site was 28-ZN-2016.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN:

Ordinance

- C. With final plat submittal, provide a separate lot width and square footage exhibit for lots 1, 5, 6, 7, 10, 16, 19, 37, 38, 39, & 40. Identify the lot width as 30-feet behind the required front yard setback.

STREET DEDICATIONS:

Ordinance

- D. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
- i. East Cactus Road. 5-foot-wide dedication, for a total 50-foot-wide North half-right-of-way width.
 - ii. East Larkspur Drive. 46-foot-wide dedication, for a total 46-foot-wide Full-right-of-way width.
 - iii. North 93RD Street. 25-foot-wide dedication, for a total 25-foot-wide East half-right-of-way width.

DRB Stipulations

2. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make the following private street tract dedications to the property owners association consisting of property owners within the subdivision of the development project:
- a. INTERNAL PRIVATE STREETS. All internal private street tracts shall have a minimum 46-foot-wide dedication.

EASEMENT DEDICATIONS:

DRB Stipulations

3. Prior to the issuance of a permit for the development project, the owner shall dedicate a sight distance easement to the City of Scottsdale on the final subdivision plat where a sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM cross on to the property.
4. Prior to issuance of any building permit for the development project, the owner shall dedicate to the City a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk extends outside of the public right-of-way.
5. Prior to issuance of any building permit for the development project, the owner shall dedicate to the City a continuous a minimum 10-foot-wide Public Non-Motorized Access easement to the City of Scottsdale containing the trail along East Cactus Road.
6. Prior to the issuance of a permit for the development project, the owner shall dedicate an Avigation Easement, and a fair disclosure statement for all lots within the subdivision to the City of Scottsdale on the final subdivision plat.

OTHER PROPERTY DEDICATIONS:

DRB Stipulations

7. With final plat submittal, the developer shall provide a recorded agreement with the owners of lots 42-44 (and lot 41 if achievable) of Sweetwater Ranch Estates Unit II, that allows the developer and future homeowners association to install and maintain landscaping on their private lots in the areas located between their south property lines and the rear yard site wall.

INFRASTRUCTURE AND IMPROVEMENT REQUIREMENTS

WALLS AND FENCE:

Ordinance

- E. Walls within an intersection and driveway sight distance triangle and/or a traffic safety triangle shall conform with Section 5.3 of the DSPM.

LANDSCAPE DESIGN:

Ordinance

- F. Prior to the issuance of permit, the owner shall submit landscape construction documents that require the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
- G. Landscaping within the East Larkspur Drive median shall be installed and maintained by the homeowner's association. This shall be noted on the final plat.

DRB Stipulations

8. Prior to the issuance of a permit, the owner shall submit landscape construction documents that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

EXTERIOR LIGHTING DESIGN:

Ordinance

- H. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- I. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield.
- J. Any exterior luminaire with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
- K. The initial vertical luminance at 6-foot above grade, along the north, south, east, west, property line shall not exceed 0.1 foot-candles. All exterior luminaires shall be included in this calculation.

DRB Stipulations

9. All exterior luminaires for parking lot and site lighting shall comply with the IES requirements for full cutoff and shall be aimed downward and away from property line except for sign lighting.
 - a. Incorporate the following into the project's design:
 - i. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
 - ii. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6 foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
 - b. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

DRB Stipulations

10. With the construction document submittal, the owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
11. With the construction document submittal, the owner shall submit an aircraft noise and overflight disclosure notice that is to be provided occupants, potential homeowners, employees and/or students. Prior to the issuance of a permit, not including a native plant permit, the aircraft noise and overflight disclosure notice shall be in a form acceptable to the Scottsdale Aviation Director.

STREETS AND RELATED INFRASTRUCTURE IMPROVEMENTS:

Ordinance

- L. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

12. Prior to the issuance of a permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - i. East Cactus Road.
 - a. Construct median improvements (curb, gutter, sidewalk, pavement, etc.) in accordance with the Major Collector – Suburban Character figure of the DSPM.
 - b. Signing and Striping plan to be submitted with improvements plan.
 - c. Remove all driveways not being utilized with curb, gutter and sidewalk.
 - ii. North 94th Street.
 - a. The owner/developer shall reconstruct the existing median(s) on North 94th Street to provide left-turn access into and out of the site at the approved site access location, and relocate any existing landscaping that will be displaced, as determined by city staff. The

- median opening on North 94th Street shall be designed to provide a northbound vehicle refuge area.
- b. The owner shall reconstruct the existing ADA ramp on the corner of North 94th Street and East Larkspur Drive to meet current ADA compliance.
 - c. The owner shall construct bus stop improvements including concrete pad located on the west side of the existing sidewalk to accommodate a bench, trash can, and bike rack (refer to Standard Details 2263-1, 2268, and 2285). A bus shelter is not required at this location. A connection must be provided from back of curb to existing sidewalk to allow ADA access.
- iii. N. 93rd Street.
- a. Construct East half-street improvements (curb, gutter, sidewalk, pavement, etc.) in accordance with the Local Collector - Rural Character figure of the Design Standards and Policies Manual.
 - b. Construct a minimum of twenty-two (22) feet of pavement.
 - c. Construct a minimum of 6-foot-wide trail along the west side of North 93rd Street within the right-of-way from Larkspur Drive south to the existing sidewalk north of East Cactus Road.
- iv. E. Larkspur Drive.
- a. Construct full-street improvements (curb, gutter, sidewalk, pavement, etc.) in accordance with the Local Residential – suburban character figure of Design Standards and Policies Manual.
 - b. The Standard cross section for Larkspur Drive is 24-feet back of curb to back of curb with 6-foot-wide sidewalks on both sides of the street; a minimum of 16-foot-wide one-way street section from back of curb to back of curb shall be provided adjacent to any raised medians. The proposed landscaped medians are to be maintained by the Home Owners Association of this subdivision in perpetuity and dedicated as such on the final subdivision plat. A final design of the landscaped medians shall be submitted with the improvement plans for review and approval by the Transportation Director or designee. The median design shall not block intersection sight distance, shall provide adequate turning radii for emergency and service vehicles at the North 93rd Way and North 94th Street intersections, and shall not include any pavers or stamped asphalt application.
 - c. Include a minimum 25-foot radius right-of-way dedication at all intersections, or a 25-foot by 25-foot triangle.
 - d. Provide authorization from lots 41-44 of Sweetwater Ranch Estates Unit II to demolish the existing southern site wall located in the existing 20-foot-wide Drainage Easement.
- iv. Internal Streets.
- a. Construct full-street improvements (curb, gutter, sidewalk, pavement, etc.) in accordance with the Local Residential – Suburban Character figure of the Design Standards and Policies Manual.
 - b. Include a min. 25-foot radius right-of-way dedication at all intersections, or a 25-foot by 25-foot triangle.

13. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.
14. With the final plan submittal, the owner shall submit and obtain approval on improvement plans showing the bus stop improvements including concrete pad located on the west side of the existing sidewalk on North 94th Street, south of Larkspur Drive to accommodate a bench, trash can, and bike rack (refer to Standard Details 2263-1, 2268, and 2285). A bus shelter is not required at this location. A connection shall be provided from back of curb to existing sidewalk to allow ADA access.

MULTI-USE TRAILS AND PATHS:

DRB Stipulations

15. With the final plan submittal, the owner shall submit and obtain approval of improvement plans showing the 8-foot-wide trail detached from the curb along East Cactus Road constructed in accordance with the Design Standards and Polices Manual Chapter 8.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

16. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding environment.
17. Submit a final drainage report that demonstrates consistency with the Design Standards and Polices Manual and the case drainage report accepted in concept by the Stormwater Manager, or designee.

WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

18. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.



Q.S.
31-50

Google Earth Pro Imagery

Wolf Springs Ranch

14-PP-2017



Q.S.
31-50

Google Earth Pro Imagery

Wolf Springs Ranch

14-PP-2017



Q.S.
31-50

2017 GIS Orthophoto

Wolf Springs Ranch

14-PP-2017



**WOLF SPRINGS RANCH
NWC OF 94th STREET AND CACTUS ROAD
March 8, 2018**

Site Location & Existing Conditions:

The subject property is located in Section 18, Township 3 North, Range 5 East of the Gila & Salt River Base & Meridian, Maricopa County, Arizona. Wolf Springs Ranch, the "Site", is on approximately 20-acres located on the northwest corner of Cactus Road between 93rd and 94th Streets. The property is bound by Larkspur Drive on the north, 94th Street on the east, 93rd Street on the west and Cactus Road on the south.

Existing Zoning/Zoning Context:

The subject property was recently rezoned on September 19, 2017 to R1-18 PRD as illustrated on the zoning map submitted with the application. This site is located in an area of complex zoning patterns that when considered in an overall context are similar to and generally in line with the site plan proposed. The Wolf Springs Ranch site plan proposes a maximum density of 2.0 dwellings\per acre.

In order to achieve these unique characteristics the approved zoning reflected amendments to the R1-18 development standards and an increase in density in order to support the encouraged innovative design, which would not be required under standard zoning. These amended standards would allow for reductions in setbacks and lot size within the R1-18 development standards allowing for common open space areas and a variety of lot sizes throughout the community ranging from 8,000 – 13,000+ s.f. with an average of +/-10,000 s.f.

Adjacent zoning includes:

- North: R1-18 PRD (Sweetwater Ranch Estates II)
- West: R1-35 PRD (20 acre equestrian facility Sandspur Ranch).
- East: R1-10 (Larkspur Manor) and R1-18 (El Paseo Estates)
- South: R1-18 PCD (Scottsdale Vista #5)

Development Plan & Character:

Wolf Springs Ranch is proposed as a gated community of 40 homes on 20 acres. Access to the property will be from 94th Street with an emergency access only on 93rd Street. The proposal includes two differing lot types: Larger lots around the western and northern perimeter of the site (approximately 90'/100' x 130' and 9,000-13,000 square feet) and moderately sized lots for the remainder of the site (minimum 70 to 80 feet by 120/140 +/- feet and 8,000-9,800 square feet+/-). These would have similar but slightly different house models available. In addition, there is 3.9 acres overall of dedicated open space, representing 23% of the net site area. The open space areas would be used for common recreation uses, drainage functions and perimeter buffering to adjacent properties.

The proposed development will provide on-site drainage detention facilities that will help to reduce the amount of peak storm flow that lead to the developed areas downstream (south) of the site.

In addition, the design of the perimeter walls and fencing and other amenities will reflect the traditional equestrian uses that have occupied this and nearby sites. These features will include the entry gate, entry sculpture along the Cactus Road trail and other such elements. This will help maintain the public memory of once thriving but mostly gone equestrian culture that was located east of Pima Road in the general area.

Vehicular & Pedestrian Circulation:

The proposed site plan provides no interconnection between the new neighborhood and existing neighborhoods, thereby not adding traffic. Access to the project site is provided along 94th Street, which has fully improved streets and sidewalks. A median break will be required to provide left-turn access from the south.

The street system will be a private system oriented by relatively short cul-de-sac streets that will help to discourage travel speeds and enhance a sense of local identity. Unlike most of the nearby subdivisions, this new neighborhood will provide retention basins, resulting in reduced drainage flows downstream. The proposed larger lots will provide a graduated transition to the immediately adjacent neighborhoods. The overall effect is a more segmented site plan of smaller blocks, integrated open spaces and view walls and a subtle variety of living experiences.

Regional transportation is provided by Pima Freeway (Loop 101) that runs north-south approximately one-half mile to the west of the subject site. Shea Boulevard is a road of regional significance and is one mile south.

Open Space:

The proposed site plan incorporates 3.9 acres of common open space. This open space is provided in four larger tracts. In reviewing 13 nearby subdivisions that include 190 total acres, the average percent of the gross area devoted to open space in these subdivisions was about 11% provided for in slightly over 2 parcels per subdivision. In providing 23% of the total net area on the site in this proposal this plan provides substantially more than the norm for the area. Many of these open spaces provide significant benefit not only to the residents of the new neighborhood but also to nearby neighborhoods by locating the open spaces along the perimeter streets, with particular emphasis at significant corners. The central open space area also provides key amenities to the future residents. Several subdivisions in the local area provide minimal to no perimeter open space, whereas this project will provide a high-quality streetscape with generous setbacks. Overall, the proposed open spaces will be more integrated across the new neighborhood than what is typical in the vicinity. The character of the open space improvements, particularly on the perimeter, will be designed to reflect the equestrian use heritage of this site as well as nearby properties.

Approved Amended Development Standards Table Lot Type A:

Development Standards	Existing Standard	Proposed Standard	Reduction (%)
Minimum Lot Size	18,000 sq ft	13,000 sq ft	28%
Minimum Lot Width	120 feet	100 feet	17%
Front Yard Setback	35 feet	10 feet	71%
Rear Yard Setback	30 feet	15 feet	50%
Side Yard Setback	10 feet (aggregate)	10 feet (aggregate)	No Change

Approved Amended Development Standards Table Lot Type B:

Development Standards	Existing Standard	Proposed Standard	Reduction (%)
Minimum Lot Size	18,000 sq ft	8,000 sq ft	56%
Minimum Lot Width	120 feet	70 feet	42%
Front Yard Setback	35 feet	10 feet	71%
Rear Yard Setback	30 feet	15 feet	50%
Side Yard Setback	10 feet (aggregate)	10 feet (aggregate)	No Change

Design Guidelines and CC&Rs:

The Wolf Springs Ranch property will be subject to privately regulated guidelines and CC&Rs. These elements will be formalized during the final plat process prior to residential permitting.

Neighborhood Contact & Input:

The applicant has been in contact with adjacent property owners through individual outreach and via letters mailed to neighbors within 750' radius.

Conclusion:

We respectfully request approval of this preliminary plat. The proposed residential neighborhood will provide greater perimeter setbacks, retention, more landscaping and more amenities than most of the residential neighborhoods in the local context. The public infrastructure has more than enough capacity to support the proposed neighborhood and in some cases this proposed development would increase local infrastructure capacity (streets and drainage). The new neighborhood will be consistent with the patterns of development existing in the area and will provide enhancements in character for the community.



WOLF SPRINGS RANCH CONTEXT AERIAL

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P:\2015\1580-Wolf Springs\CAD\PLANNING\LVA-1580-CONTEXT AERIAL.dwg Jun 25, 2018

APPROX. SCALE: NTS
1580 DRAWN BY: PR



6/25/18

14-PP-2017
06/27/18

PRELIMINARY PLAT FOR WOLF SPRINGS RANCH SCOTTSDALE, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3
NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

Recommendations for pavement section utilizing Asphalt Concrete (AC) Pavement:

Roadway Classification	AC Base 1" Lb (inches)	AC Surface 2" Lb (inches)	ABC (inches)
Option 1 - Minor Collector - 9" Street	3"		8.0
Option 2 - Major Collector - 9" Street	2"	1.5"	8.0

*City of Scottsdale Approved 8-10" Marshall Asphalt Mix
**City of Scottsdale Approved 6" Top Graded Subbase Asphalt Mix

LEGEND

- BRASS CAP FLUSH
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING SIGN
- EXISTING GAS VALVE
- EXISTING CABLE BOX
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING ELECTRIC CABINET
- EXISTING LIGHT POLE
- EXISTING TRANSFORMER
- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- EXISTING CONTOUR
- EXISTING WATER LINE
- SS— EXISTING SEWER LINE
- OHE— EXISTING OVERHEAD UTILITY LINES
- UGE— EXISTING UNDERGROUND UTILITY LINES
- G— EXISTING GAS LINE
- CATV— EXISTING CABLE LINE
- UG1— EXISTING TELEPHONE LINE
- SD— EXISTING STORM DRAIN
- S— PROPOSED SEWER LINE
- W— PROPOSED WATER LINE
- RETENTION BASIN

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 18, BEARS NORTH 89° 59' 08" WEST (BASIS OF BEARING) A DISTANCE OF 264.61 FEET;
THENCE NORTH 89° 59' 08" WEST ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 1321.02 FEET, TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, SECTION 18;
THENCE NORTH 00° 02' 09" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 40.00 FEET;
THENCE NORTH 89° 59' 08" WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89° 59' 08" WEST ALONG A LINE 40 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE A DISTANCE OF 30.00 FEET;
THENCE NORTH 00° 02' 09" WEST A DISTANCE OF 19.32 FEET;
THENCE SOUTH 44° 08' 53" WEST A DISTANCE OF 19.96 FEET TO A POINT LYING 45.00 FEET NORTH OF SAID SOUTH LINE;
THENCE NORTH 89° 59' 08" WEST ALONG A LINE 45.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE A DISTANCE OF 90.64 FEET;
THENCE NORTH 00° 02' 09" WEST A DISTANCE OF 5.00 FEET TO A POINT LYING 50.00 FEET NORTH OF SAID SOUTH LINE;
THENCE NORTH 89° 59' 08" WEST ALONG A LINE 50.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE A DISTANCE OF 182.54 FEET;
THENCE NORTH 00° 02' 09" WEST A DISTANCE OF 8.00 FEET TO A POINT LYING 58.00 FEET NORTH OF SAID SOUTH LINE;
THENCE NORTH 89° 59' 08" WEST ALONG A LINE 58.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE A DISTANCE OF 293.11 FEET;
THENCE NORTH 49° 07' 44" WEST A DISTANCE OF 16.86 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 93RD STREET;
THENCE NORTH 00° 02' 09" WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1250.82 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;
THENCE SOUTH 89° 59' 16" EAST ALONG SAID NORTH LINE A DISTANCE OF 404.18 FEET;
THENCE SOUTH 00° 02' 09" EAST A DISTANCE OF 25.00 FEET TO A POINT SOUTH OF SAID NORTH LINE;
THENCE SOUTH 89° 59' 16" EAST ALONG A LINE 25.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE, A DISTANCE OF 170.00 FEET TO POINT ON THE WEST RIGHT OF WAY LINE OF 94TH STREET;
THENCE SOUTH 00° 02' 09" EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 965.64 FEET;
THENCE SOUTH 89° 59' 08" EAST A DISTANCE OF 30.00 FEET TO A POINT ON SAID EAST LINE OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 00° 02' 09" EAST ALONG SAID EAST LINE A DISTANCE OF 290.19 FEET TO THE POINT OF BEGINNING.
SAID DESCRIBED PARCEL CONTAINS 730,562 SQUARE FEET OR 16.68 ACRES MORE OR LESS. THIS OVERALL DESCRIPTION WAS DERIVED FROM THE COMBINED PARCELS DESCRIBED IN COMMITMENT FOR TITLE INSURANCE, BY SECURITY TITLE AGENCY, INC., FILE NO. 15170668-015-JBA, DATED SEPTEMBER 18, 2017.

TRACT AREA		
TRACT ID	TRACT USE	AREA
A	LANDSCAPE, OPEN SPACE, PUE, RETENTION/DRAINAGE	134976.19 SF
B	LANDSCAPE, OPEN SPACE, PUE	8131.74 SF
C	LANDSCAPE, OPEN SPACE, PUE, RETENTION	16582.67 SF
D	LANDSCAPE, OPEN SPACE, PUE	6931.75 SF
E	LANDSCAPE, OPEN SPACE, PUE	2394.66 SF
F	STREETS (PRIVATE ACCESSWAY), PUBLIC WATER AND SEWER, DRAINAGE REFUSE COLLECTION, EMERGENCY AND SERVICE VEHICLES	137506.04 SF

LOT AREA		LOT AREA	
LOT #	AREA	LOT #	AREA
1	9144.30 SF	21	9787.04 SF
2	9150.00 SF	22	9782.21 SF
3	9150.00 SF	23	9782.21 SF
4	9150.00 SF	24	9782.21 SF
5	8775.66 SF	25	12036.02 SF
6	15297.85 SF	26	8999.61 SF
7	12575.01 SF	27	9000.00 SF
8	13000.00 SF	28	9000.00 SF
9	13000.00 SF	29	9000.00 SF
10	13204.25 SF	30	9000.00 SF
11	8999.97 SF	31	9000.01 SF
12	8999.97 SF	32	9000.00 SF
13	8999.97 SF	33	9149.48 SF
14	9000.03 SF	34	9148.99 SF
15	9000.03 SF	35	9148.51 SF
16	8984.95 SF	36	9148.01 SF
17	13703.47 SF	37	9074.29 SF
18	11633.69 SF	38	9396.49 SF
19	9769.49 SF	39	10577.98 SF
20	9787.04 SF	40	10652.43 SF



CIVIL ENGINEER

DIVERSIFIED FUTURE
13111 North 94th Drive
Peoria, Arizona 85361
PHONE: 602.678.4438
CONTACT: SHELBY DUPLESSIS

SURVEYOR

WESTWOOD PROFESSIONAL SERVICES
6900 EAST GREENWAY PARKWAY
SUITE 550
SCOTTSDALE, ARIZONA 85254
PHONE: 480.747.8558
CONTACT: BEN BLIXT

SETBACKS

FRONT: 20'
REAR: 15'
SIDE: 5/10'

BENCHMARK

ADOT ALUMINUM CAP LOCATED AT THE SW CORNER OF SECTION 18, T3N, R5E, ELEVATION: 1390.326 NAVD 88, ACCORDING TO THE RECORD OF SURVEY, RECORDED IN BOOK 763, PAGE 38, MCR.

PROJECT DESCRIPTION

THE SITE AT THE NORTHWEST CORNER OF 94TH STREET AND CACTUS ROAD WILL ACCOMMODATE FORTY (40) SINGLE-FAMILY LOTS WITHIN A PLANNED RESIDENTIAL DEVELOPMENT LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST

NOTES

- AN 8" P.U.E. WILL BE PROVIDED ON BOTH SIDES OF FULL STREETS, UNLESS DETERMINED IT IS NOT NEEDED
- ALL INTERIOR STREETS WILL BE PRIVATE
- ALL STREETS AND TRACTS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION IN ACCORDANCE WITH APPLICABLE RECORDED RESTRICTIONS AND STIPULATIONS
- GATES TO INCORPORATE "HEY SWITCH & SENIOR PRE-EMPTION"

FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
045012	1760	L	10/16/2013	X	N/A

THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.

SHEET INDEX

- PP01 PRELIMINARY PLAT COVER SHEET
- PP02 PRELIMINARY PLAT PLAN
- PP03 PRELIMINARY PLAT DETAILS
- PP04 LOT EXHIBIT

OWNER

EMPIRE RESIDENTIAL COMMUNITIES FUND II LLC
8617 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85250
PHONE: 480.951.2207
CONTACT: RICH ZACHER

SITE DATA

GROSS AREA: 20.11 AC
NET AREA: 16.25 AC
TOTAL LOTS: 40
TYPICAL LOT SIZE: VARIES
MINIMUM LOT AREA: 8,776 SF
AVERAGE LOT AREA: 10,086 SF
DENSITY: 2.00 DU/AC

ZONING

EXISTING/PROPOSED: R1-18 PRD

BASIS OF BEARING

NORTH 89 DEGREES 59 MINUTES 08 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, T3N, R5E, ACCORDING TO THE RECORD OF SURVEY, RECORDED IN BOOK 752, PAGE 33, MCR.

UTILITY SERVICES

WATER: CITY OF SCOTTSDALE
SEWER: CITY OF SCOTTSDALE
SOLID WASTE: CITY OF SCOTTSDALE
ELECTRICAL SERVICE: ARIZONA PUBLIC SERVICE (APS)
NATURAL GAS: SOUTHWEST GAS
TELEPHONE: CENTURY LINK
CABLE: COX

**DIVERSIFIED
FUTURE LLC.**

Diversified Future, LLC
13111 North 94th Drive
Peoria, Arizona 85361

Phone: (602) 678-4438
Fax: (602) 678-5103

diversifiedfuture@gmail.com

WOLF SPRINGS RANCH
PRELIMINARY PLAT

SCOTTSDALE, ARIZONA

MARICOPA COUNTY

SCALE NONE

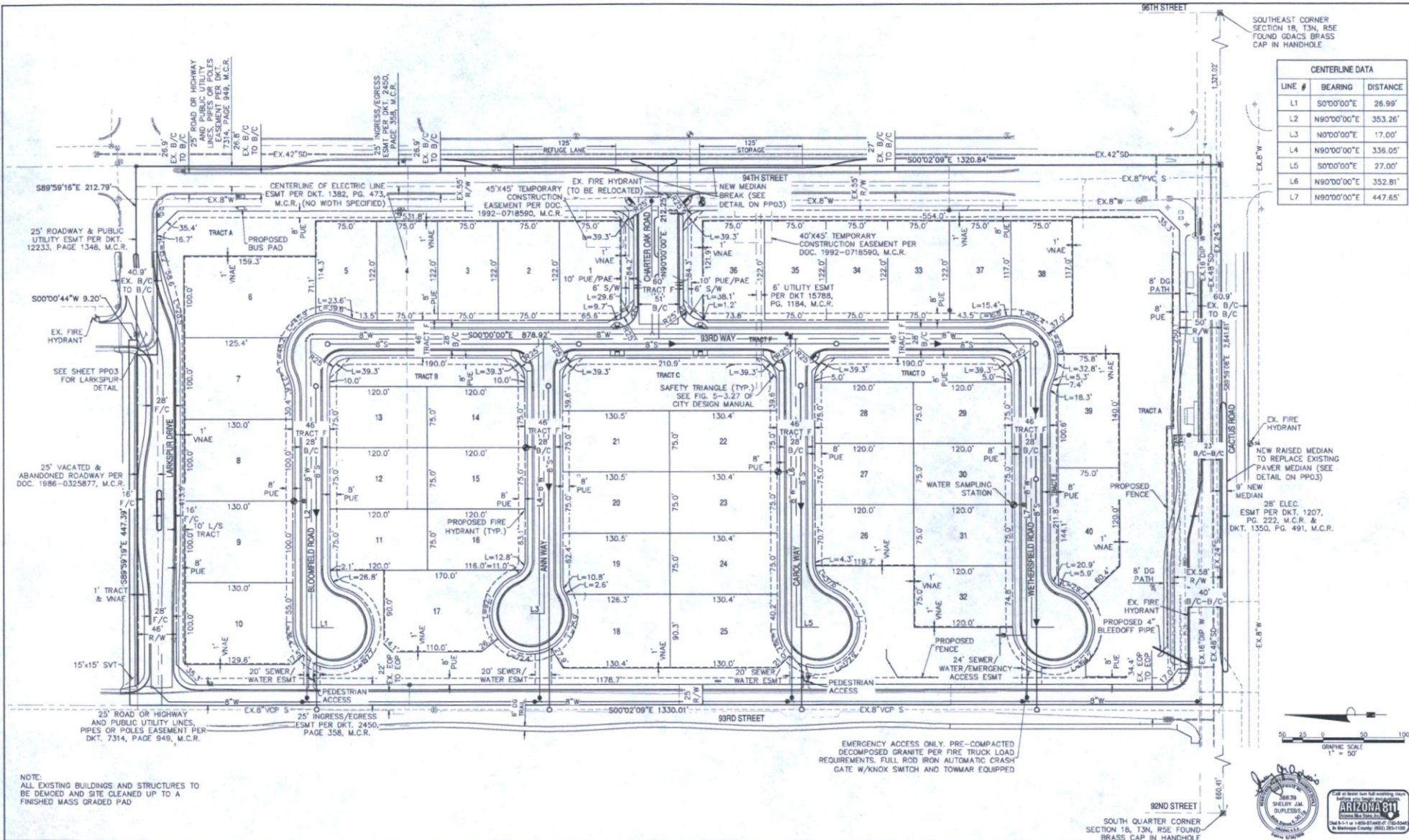
JOB No. 1-018

DATE: APR 2018

PP01

SHEET 1 of 4

14-PP-2017
06/27/18



NOTE:
ALL EXISTING BUILDINGS AND STRUCTURES TO
BE DEMOLISHED AND SITE CLEANED UP TO A
FINISHED MASS GRADED PAD

EMERGENCY ACCESS ONLY PRE-COMPACTED
DECOMPOSED GRANITE PER FIRE TRUCK LOAD
REQUIREMENTS. FULL ROD IRON AUTOMATIC CRASH
GATE W/KNOX SWITCH AND TOWBAR EQUIPPED



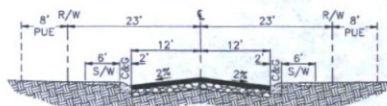
**DIVERSIFIED
FUTURE LLC.**

Diversified Future, LLC
13111 North 94th Drive
Peoria, Arizona 85391
Phone: (602) 679-4438
Fax: (602) 850-5103
diversifiedfuture@gmail.com

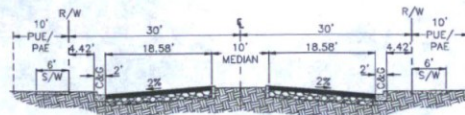
WOLF SPRINGS RANCH
PRELIMINARY PLAT

SCOTTSDALE, ARIZONA MARICOPA COUNTY

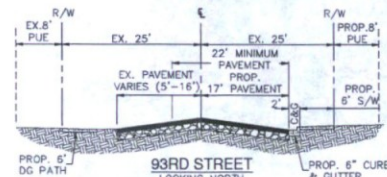
SCALE: 1" = 30'
JOB No.: 1-018
DATE: APR 2018
PP02
SHEET 2 OF 4



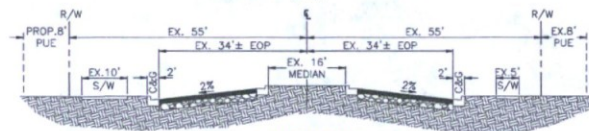
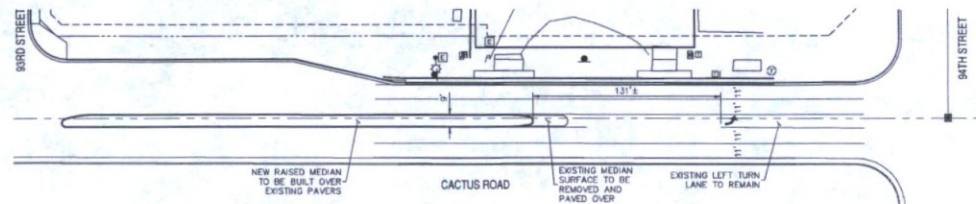
LOCAL ROAD
LOOKING EAST
N.T.S.



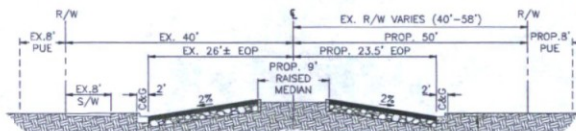
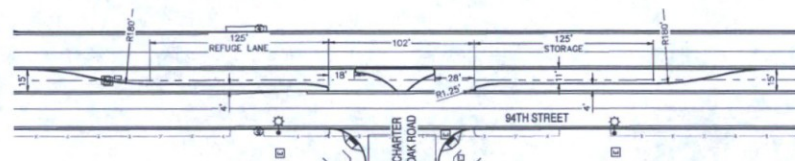
CHARTER OAK ROAD
LOOKING EAST
N.T.S.



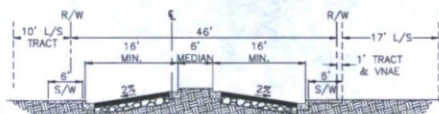
93RD STREET
LOOKING NORTH
N.T.S.



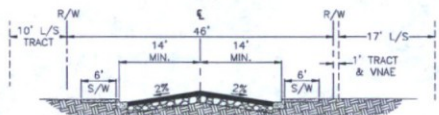
94TH STREET
EXISTING IMPROVEMENTS
LOOKING NORTH
N.T.S.



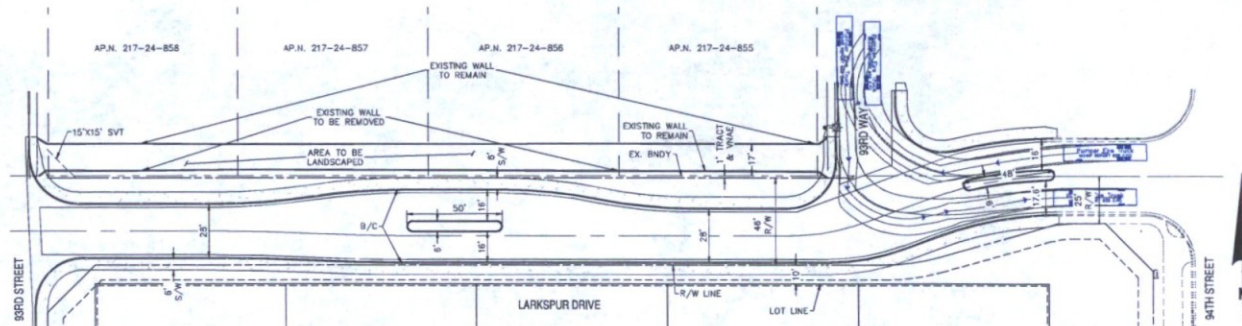
CACTUS ROAD
LOOKING WEST
N.T.S.



LARKSPUR DRIVE (W/MEDIAN)
LOOKING WEST
N.T.S.



LARKSPUR DRIVE (W/O MEDIAN)
LOOKING WEST
N.T.S.



**DIVERSIFIED
FUTURE LLC.**

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Peoria, Arizona 85381
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Fax: (602) 680-5103
diversified.future@gmail.com

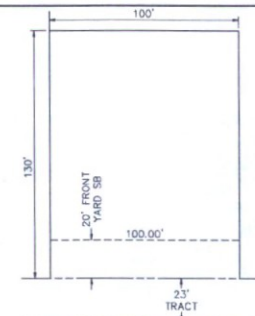
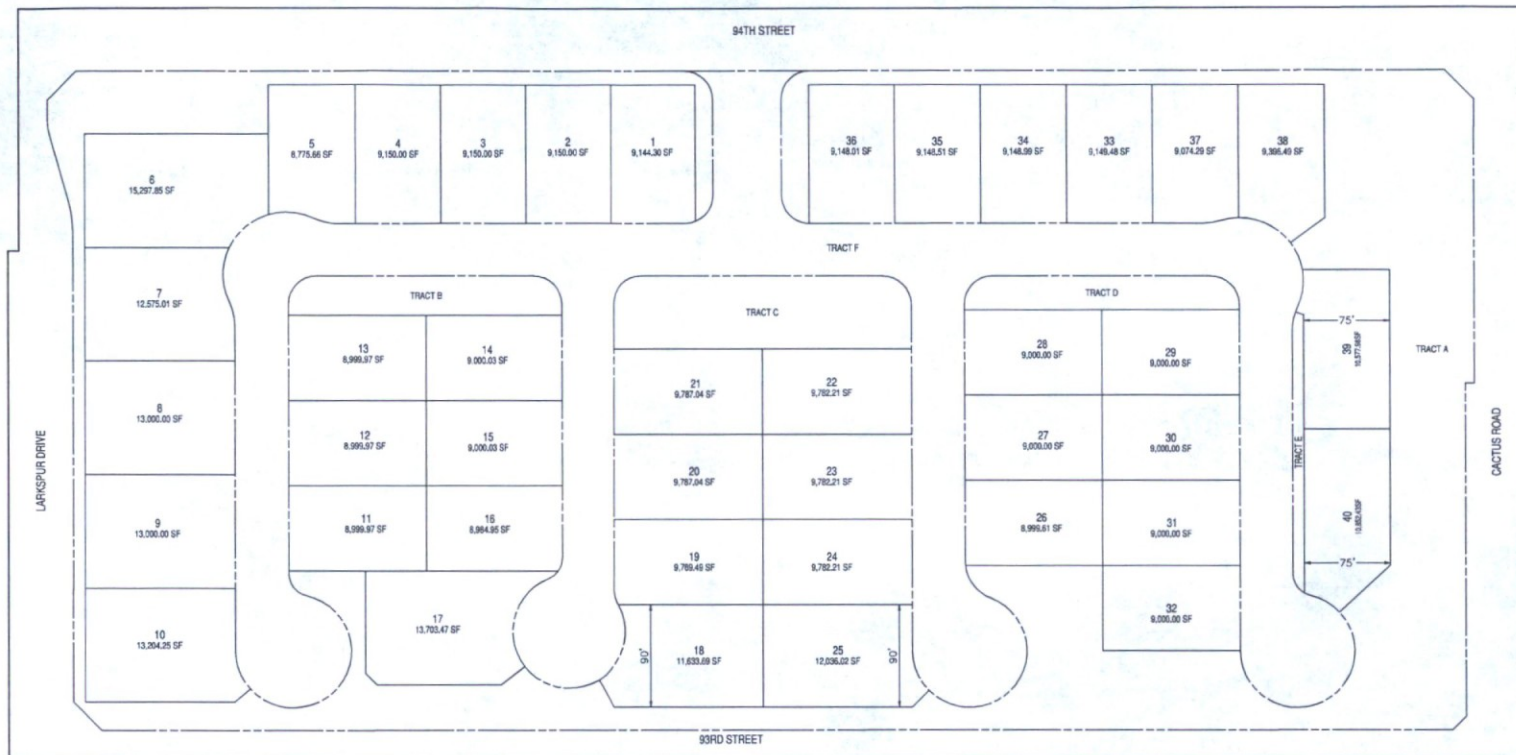
WOLF SPRINGS RANCH DETAILS

SCOTTSDALE, ARIZONA

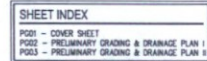
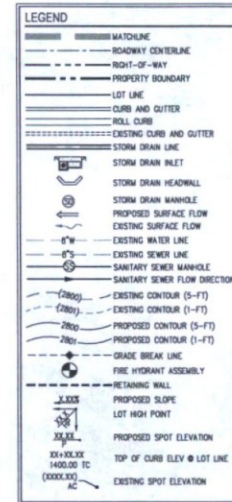
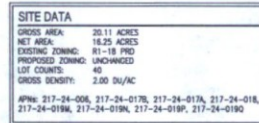
MARICOPA COUNTY



SCALE	NONE
JOB No.	1-018
DATE	APR 2018
PP03	
SHEET	3 of 4



A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PG01
SHEET 1 OF 3



DATE: 08/11/2018
DRAFTER: GOR
DESIGNER: GOR
CHECKED: PEL
PROJECT NO.
TEG1603-000

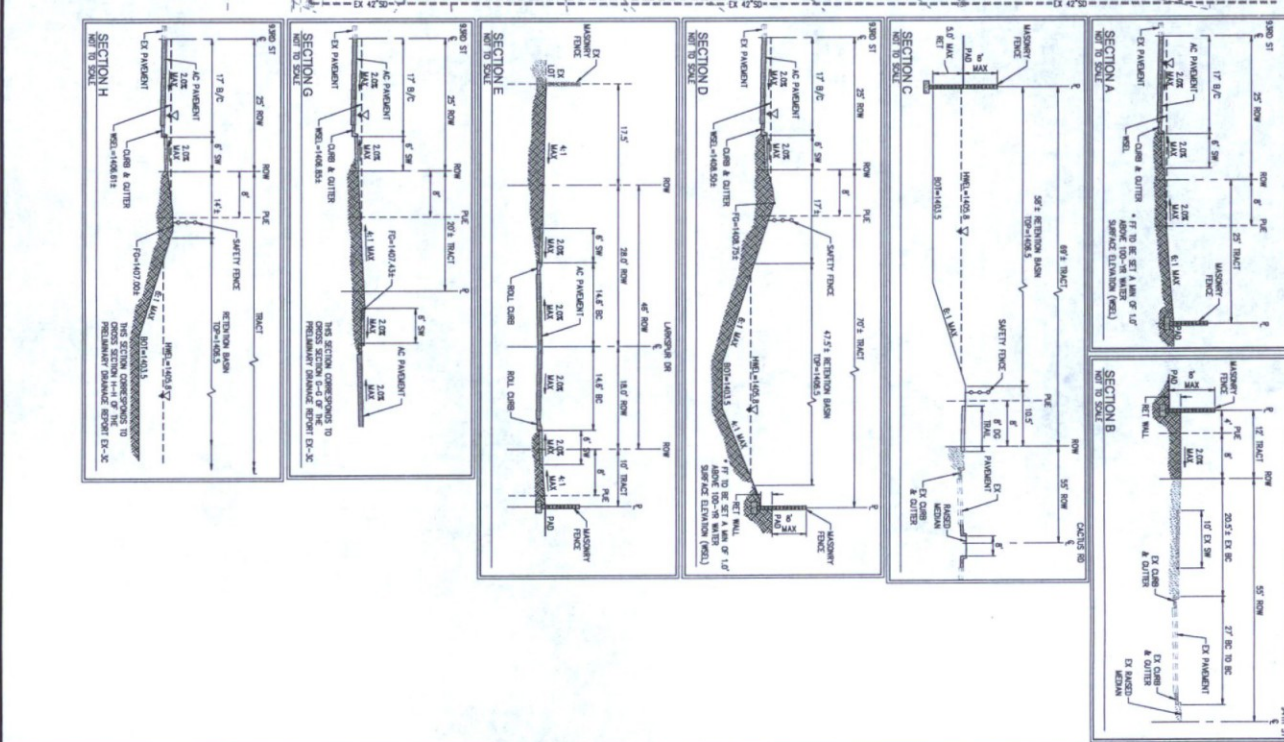
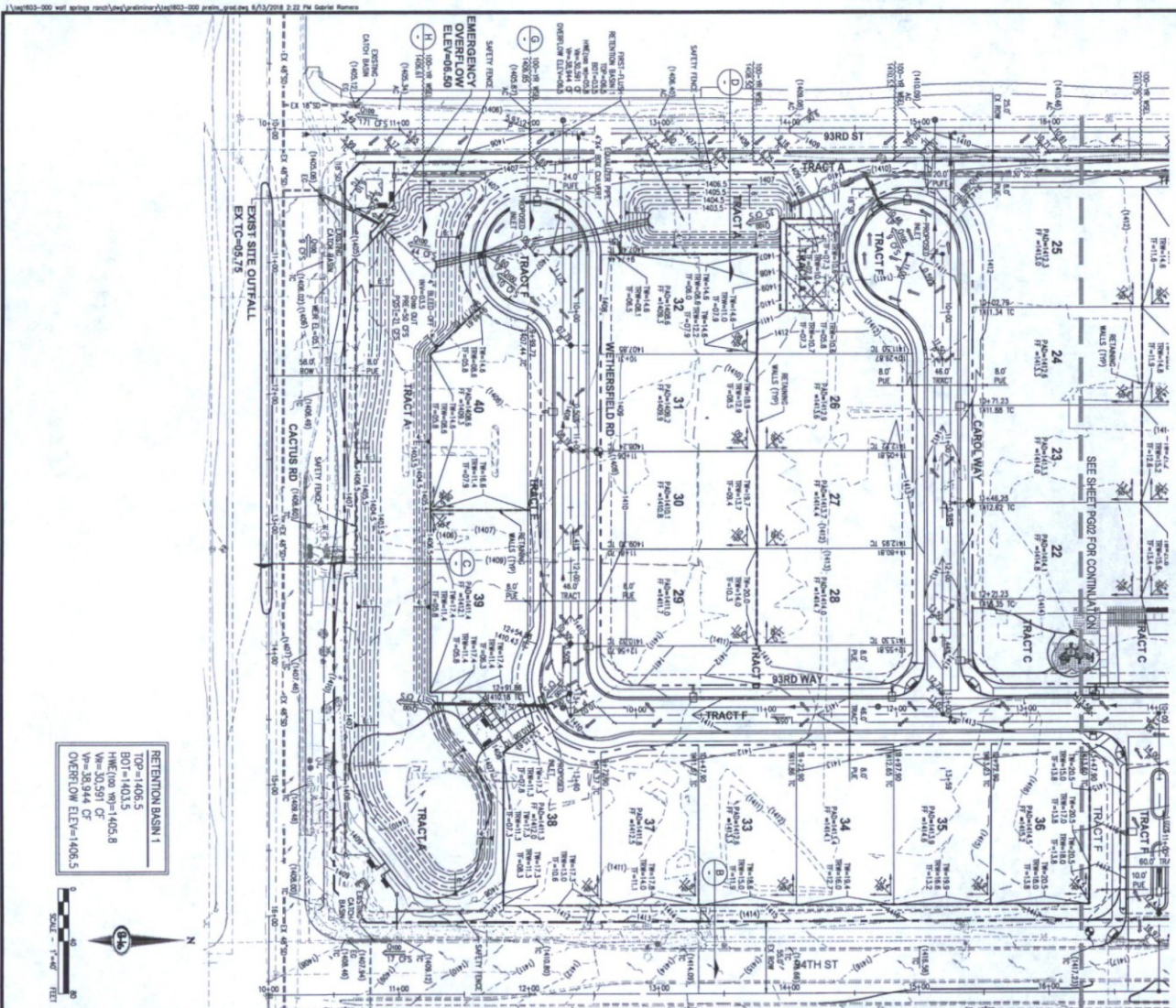
SECTION 18
TOWNSHIP 3 NORTH
RANGE 5 EAST

PRE

THE EMPIRE GROUP, LLC
WOLF SPRINGS RANCH
PRELIMINARY GRADING & DRAINAGE PLAN

[illegible]

S-I SLATER
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399



L-1 PRELIMINARY LANDSCAPE & HARDSCAPE PLAN
1 OF 11

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Discipline	Company Contact Info.
Client	The Empire Group, LLC Shelby Dupressis 6617 N. Scottsdale Rd. Suite 101 Scottsdale, AZ 85250 shelby@theempiregroupllc.com
Landscape Architect	LVA Urban Design Studio Laura Thelen, RLA, LEED-AP 120 South 4th Avenue Tempe, Arizona 85281 480.994.0994 lthelen@lvadesign.com
Civil Engineer	Diversified Future LLC Shelby Dupressis, PE, LEED-AP 13111 North 94th Drive Peoria, Arizona 85381 602.679.4438 diversified.future@gmail.com

L-1, L-2	PRELIMINARY LANDSCAPE PLAN
L-3	PRELIMINARY WALL PLAN
L-4	ENTRY FEATURE & WALL DETAILS
L-5, L-6	CONCEPTUAL AMENITIES & PLANS
L-7, L-8	LIGHTING PLAN & PHOTOMETRICS
L-9	LIGHTING CUT SHEETS
L-10	CONCEPTUAL MATERIALS BOARD
L-11	STREET SECTIONS & LOT LAYOUT

APPROX. SCALE: 1" = 40'

15002 DRAWN BY: TEAM 6/3/01

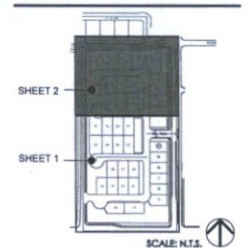


52316
LAURA
THELEN
06/13/18
ARIZONA, U.S.A.
EXP. 06/30/2020



TREES		SIZE	QTY.
BAUHINIA LUNARIS	ANACACHO ORCHID	48" BOX	37
CAESALPINIA SPP. 'SMOOTHE'	THORNLESS CASCALOTE	24" BOX	9
CERCIDILUM SPP. 'THORNELESS'	DESERT MUSEUM PALO VERDE	24" BOX 36" BOX	35 35
EUCALYPTUS PAPUANA	GHOST GUM TREE	36" BOX	45
PHOENIX DACTYLIFERA	DATE PALM	12' CLEAR TRUNK	2
LAGERSTROEMIA INDICA	GRAPE MYRTLE	24" BOX	22
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	36" BOX	28
SHRUBS		SIZE	QTY.
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.	186
CASSIA NEWCOMBII	GREEN FEATHERY CASSIA	5 GAL.	272
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL.	269
MUEHLBERGIA BICIDA 'NASH'	PURPLE MUEHL	5 GAL.	11
SYMMONDISIA CHINENSIS	JOJOBA	5 GAL.	52
ACCENTS/GROUNDCOVERS		SIZE	QTY.
AGAVE AMERICANA	CENTRAL PLANT	5 GAL.	81
ALOE STRIATA	CORAL ALOE	5 GAL.	23
BOUGAINVILLEA 'X'OO-LA-LA'	OO-LA-LA BOUGAINVILLEA	1 GAL.	24
BOUTELOQUIA GRACILIS	BLUE GRAMA	1 GAL.	387
HESPERALOE PARVIFLORA	HESPERALOE	5 GAL.	293
LANTANA SPP. 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	1089
PACHYTEREUS MARGINATUS	MEXICAN FENCEPOST	5 GAL.	10
VINES		SIZE	QTY.
ROSA BANKSIAE	LADY BANK'S ROSE	5 GAL.	9
LANDSCAPE MATERIALS			
DECOMPOSED GRANITE	3/4" MINUS	SADDLEBACK BROWN	
TURF GRASS	MIDIRON BURMUDA		
SEASONAL ANNUALS	IN POTS & PLANTER BEDS		

KEYMAP

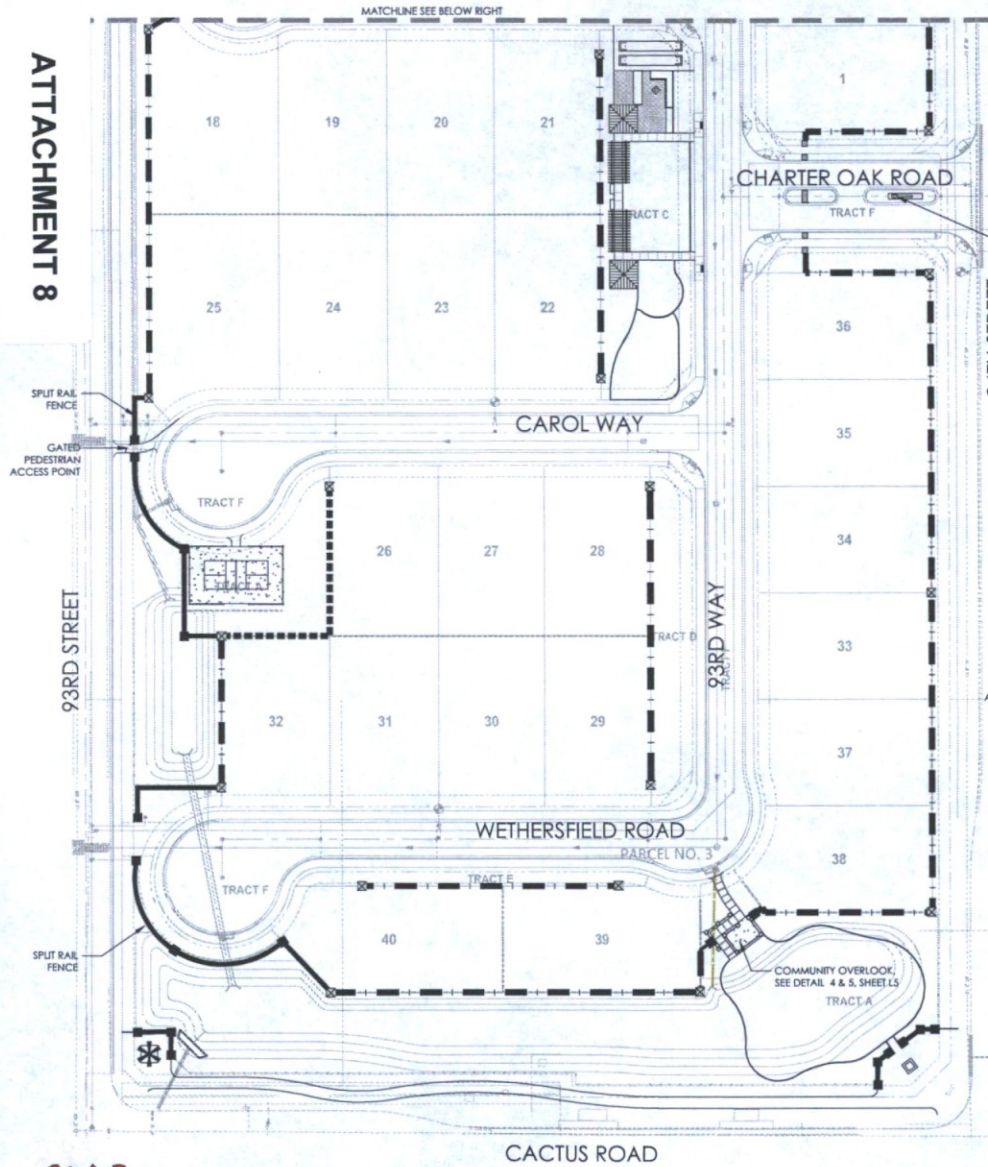


SCALE: N.T.S. 



APPROX. SCALE: 1"=40' NORTH

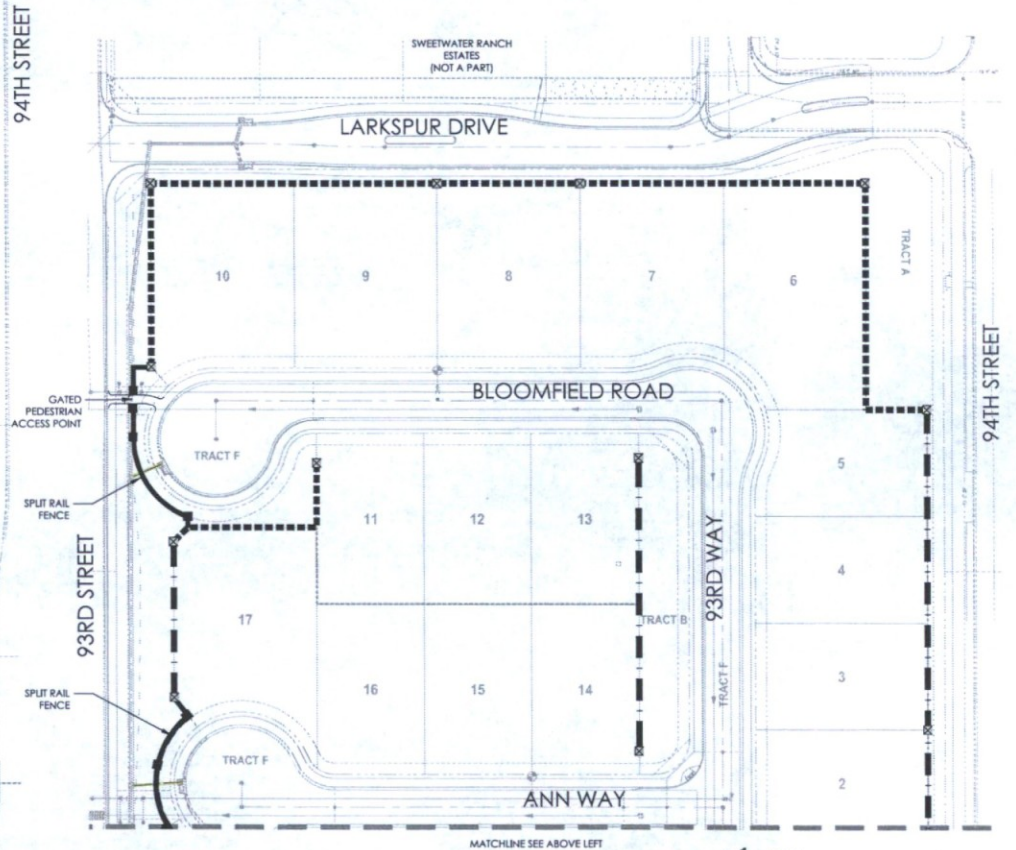
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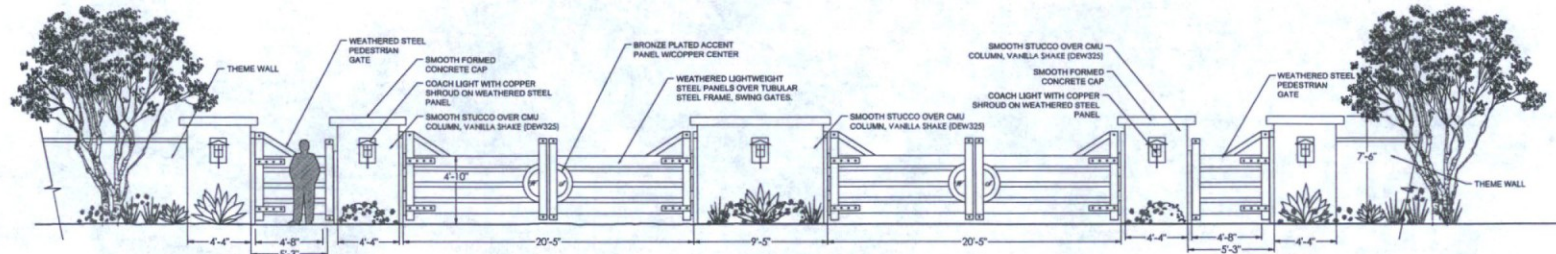


WALL LEGEND

	SPLIT RAIL FENCE (3 RAIL W/COLUMNS)	663 L.F.
	6' THEME WALL	2834 L.F.
	6' BLOCK WALL	1159 L.F.
	6' COLUMN	29
	7' COLUMN	28
	HORSE SCULPTURE	

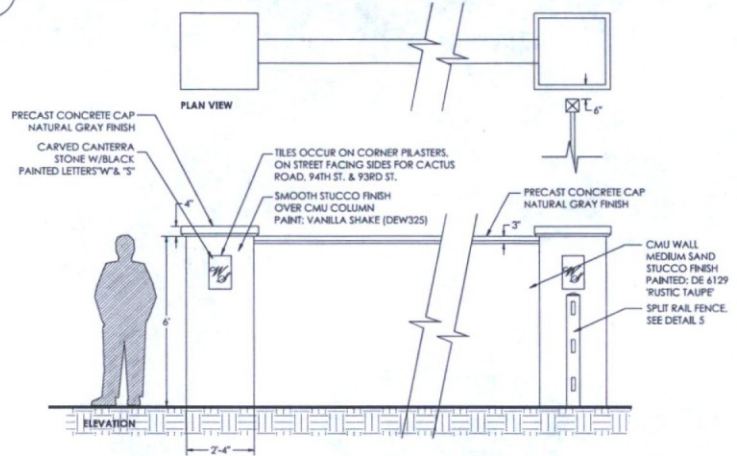
NOTE: SEE SHEET L-4 FOR DETAILS





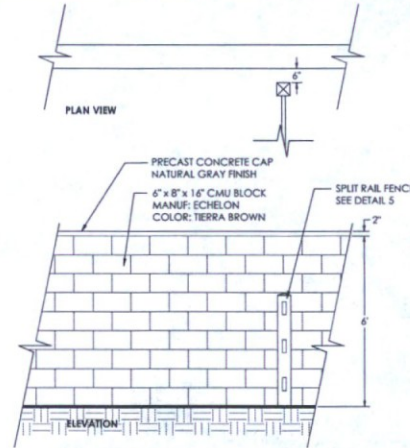
1 ENTRY & PEDESTRIAN GATE ELEVATION

SCALE: 1"= 4'-0"



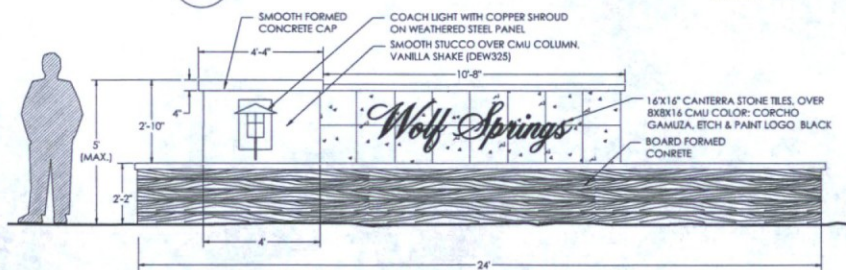
2 THEME WALL & 6' COLUMN ELEVATION

SCALE: 1"= 2'-0"



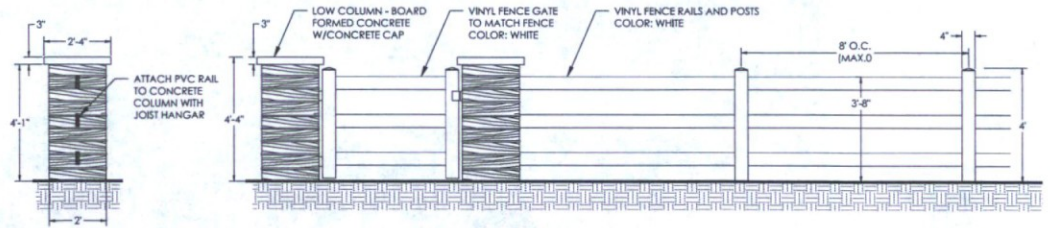
4 BLOCK WALL ELEVATION

SCALE: 1"= 2'-0"



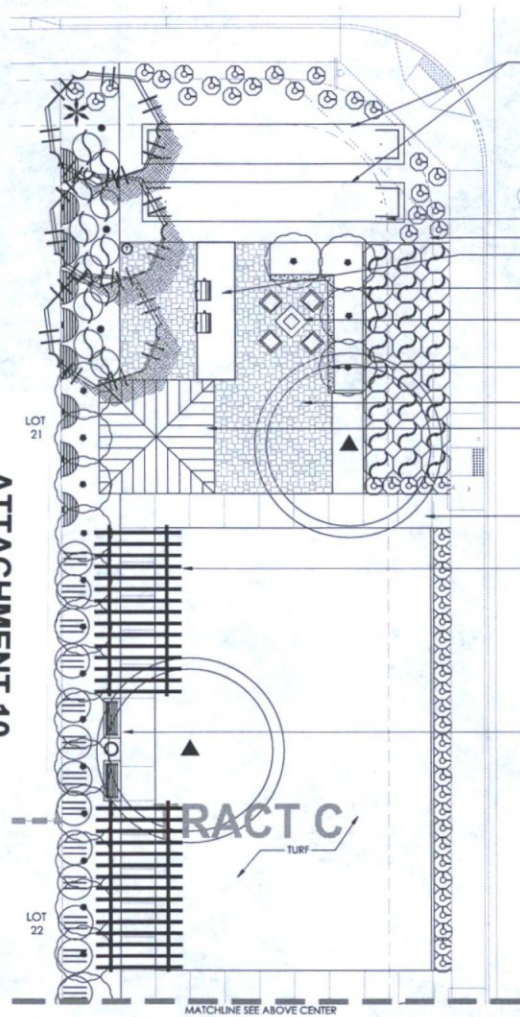
3 ENTRY MONUMENT & SIGNAGE ELEVATION

SCALE: 1"= 2'-0"

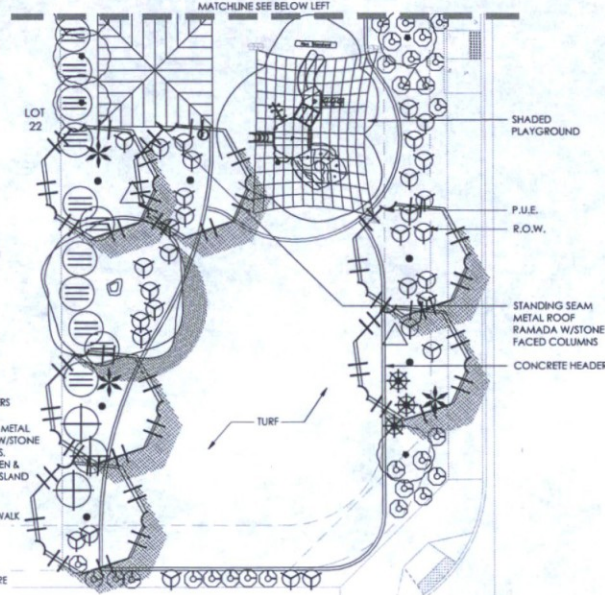


5 SPLIT RAIL FENCE, GATE & 4' COLUMN ELEVATIONS

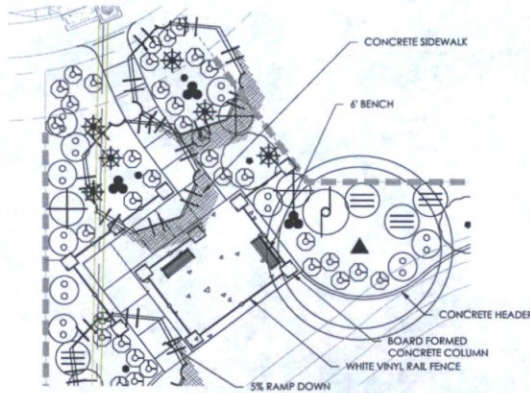
SCALE: 1"= 2'-0"



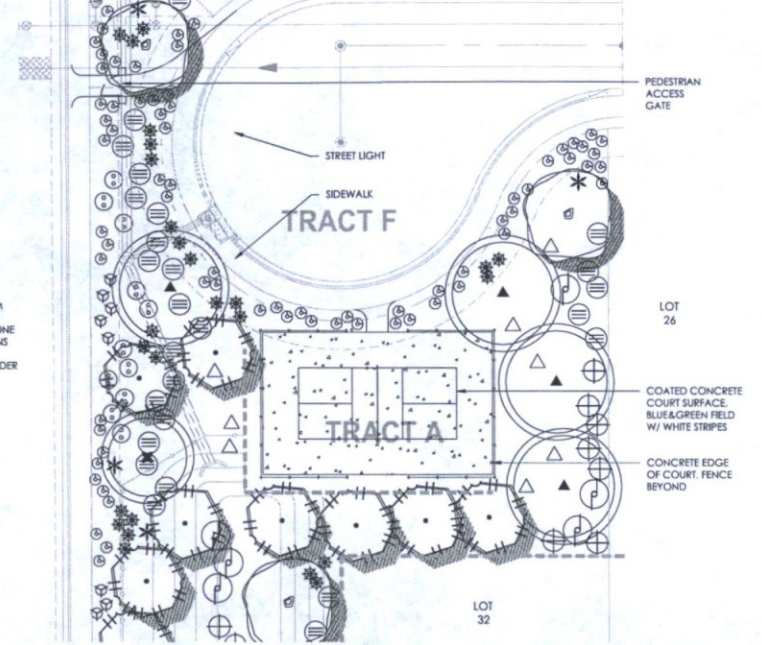
1 POCKET PARK - NORTHERN PORTION



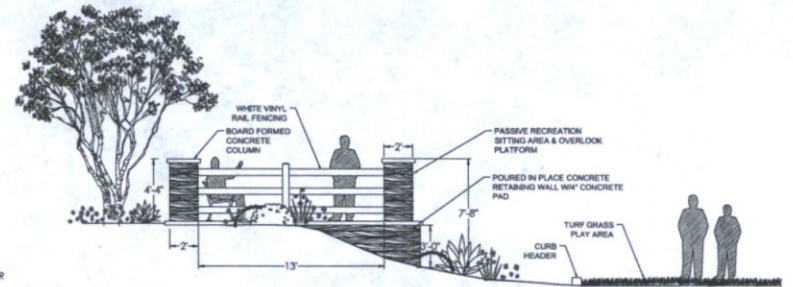
2 POCKET PARK - SOUTHERN PORTION



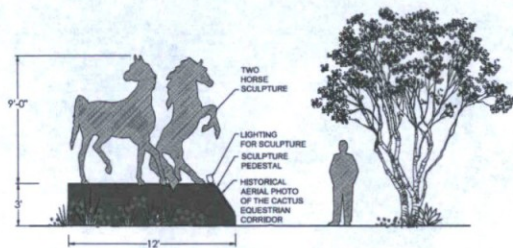
4 COMMUNITY OVERLOOK DECK - PLAN



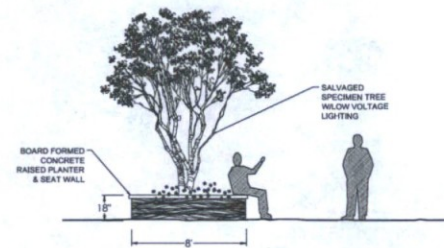
3 PICKLEBALL COURT



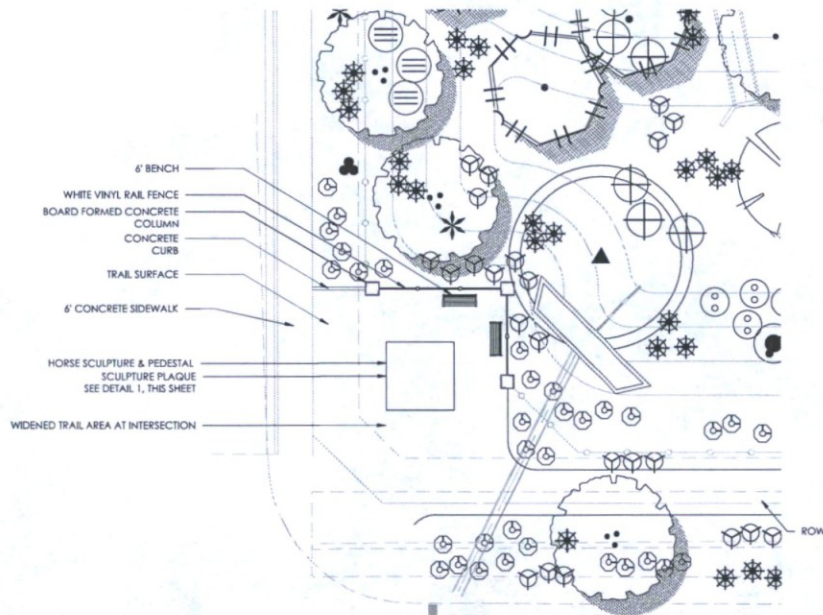
5 COMMUNITY OVERLOOK DECK - ELEVATION



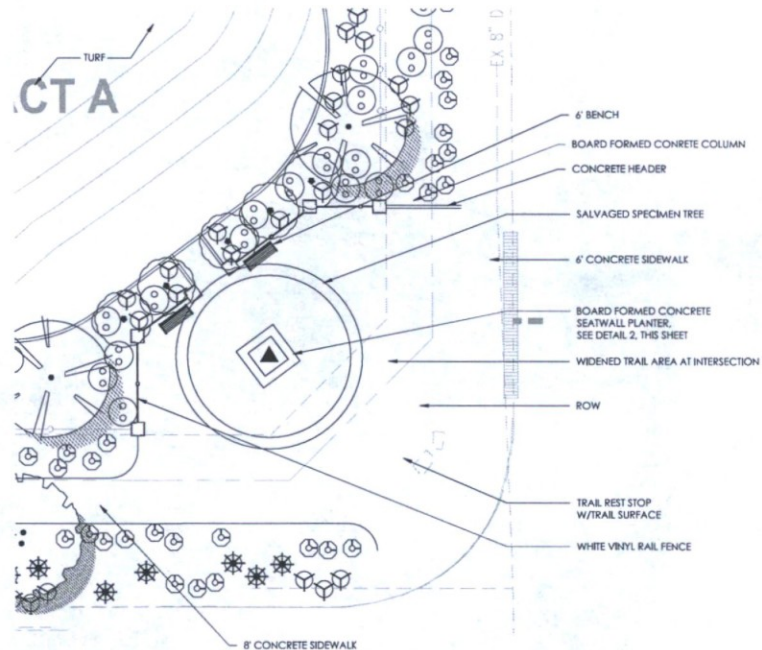
1 EQUESTRIAN SCULPTURE, PEDESTAL & PLAQUE



2 BOARD FORMED SEATWALL PLANTER



3 EQUESTRIAN TRAIL AT CACTUS RD. & 93RD ST.

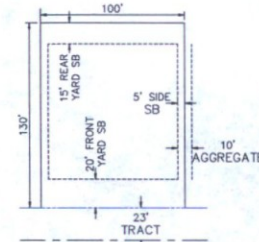
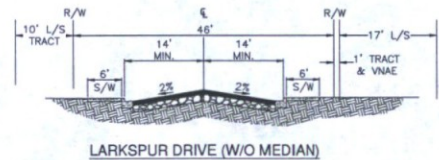
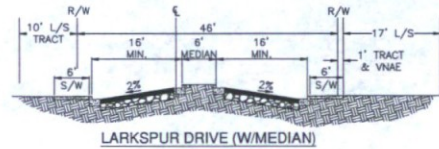
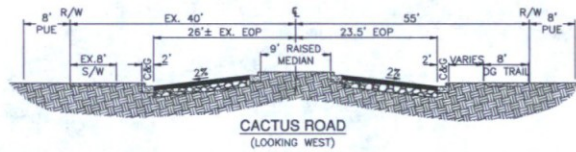
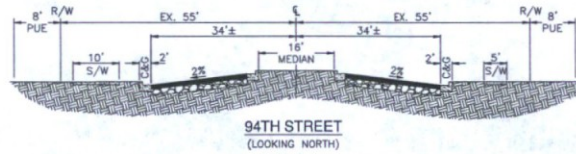
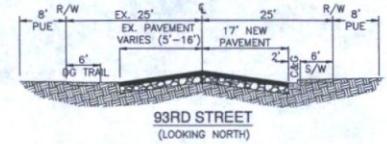
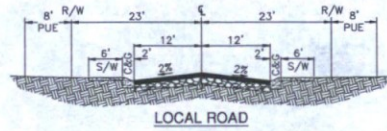


4 EQUESTRIAN TRAIL AT CACTUS RD. & 94TH ST.

L-10 CONCEPTUAL MATERIALS BOARD
10 OF 11

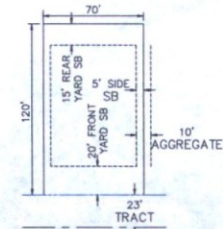
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TYPICAL LOT LAYOUT-TYPE A

MIN. LOT AREA: 13,000 SF
MIN. LOT WIDTH: 100'
FRONT YARD: 20'
SIDE YARD: 10' (AGGREGATE)
REAR YARD: 15'



TYPICAL LOT LAYOUT-TYPE B

MIN. LOT AREA: 8,000 SF
MIN. LOT WIDTH: 70'
FRONT YARD: 20'
SIDE YARD: 10' (AGGREGATE)
REAR YARD: 15'

*PERMETER BUILDING SETBACK REQUIREMENTS MAY INCREASE TYPICAL SETBACKS WHERE APPLICABLE

Amended Development Standards

Sec. 5.300. – Single-family Residential (R1-18)

Sec. 5.304. – Property Development Standards

The following property development standards shall apply to all land and buildings within the R1-18 district:

(TYPE A LOTS)

A. Lot area.

1. Each lot shall have a minimum area of not less than ~~eighteen thousand (18,000)~~ **TWELVE THOUSAND (12,000)** 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 the section.

B. Lot dimensions.

1. Width. All lots shall have a minimum width of ~~one hundred twenty (120)~~ **ONE HUNDRED (100)** feet.

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

D. Building Height. No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.

1. **LIMITED BUILDING HEIGHT. THESE LOTS SHALL BE LIMITED TO ONE STORY IN HEIGHT.**

E. Yards.

1. Front Yard.

- a. There shall be a front yard having a depth of not less than ~~thirty-five (35)~~ **TEN (10)** feet.
- b. ~~Where lots have a double frontage on two (2) or more streets, the required front yard of thirty (30) feet shall be provided on both streets. WHEREVER THE GARAGE IS NOT FACED PERPENDICULAR TO THE STREET, THE FACE OF THE GARAGE SHALL BE AT LEAST TWENTY (20) FEET BACK OF THE FRONT PROPERTY LINE.~~
- c. On a corner lot, the required front yard of ~~thirty-five (35)~~ **TEN (10)** feet shall be provided on each street. 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 on each side of a building having a ~~width of not less than ten (10) feet~~ **A MINIMUM WIDTH OF ZERO (0) OR FIVE (5) FEET IN WIDTH AND AN AGGREGATE WIDTH OF NOT LESS THAN TEN (10) FEET.**

- a. **NOTE: THERE SHALL BE A MINIMUM BUILDING SETBACK OF THIRTY (30) FEET FROM THE 93RD STREET RIGHT-OF-WAY.**

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty (30)~~ **FIFTEEN (15)** 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 not be less than ~~twenty (20)~~ **TEN (10)** 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 access has been approved on a subdivision plat.

(TYPE B LOTS)

I. Lot area.

3. Each lot shall have a minimum area of not less than ~~eighteen thousand (18,000)~~ **EIGHT THOUSAND (8,000)** square feet.
4. 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 the section.

J. Lot dimensions.

2. **Width.** All lots shall have a minimum width of ~~one hundred twenty (120)~~ **SEVENTY (70)** feet.

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

L. Building Height. No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.

- a. **NOTE: THE TYPE B LOTS SHOWN ON THE SUBMITTED SITE PLAN AS BEING WITHIN 50 FEET OF 93RD STREET SHALL BE LIMITED TO ONE STORY IN HEIGHT.**

M. Yards.

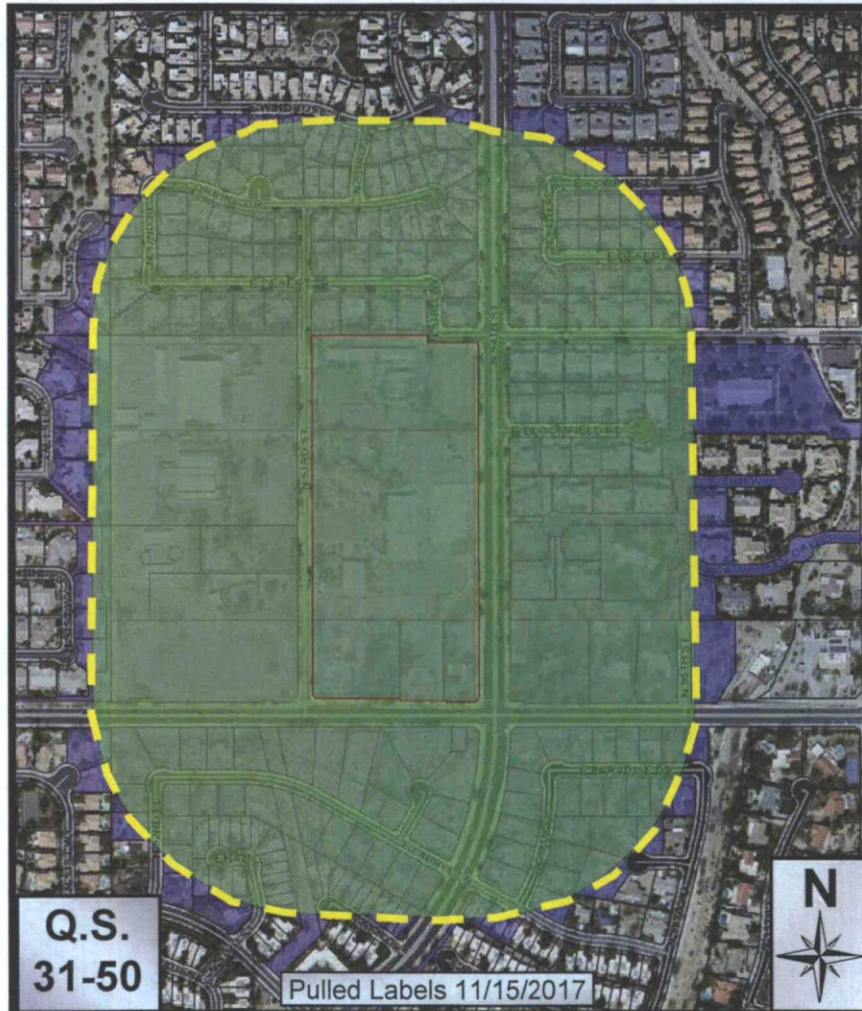
5. **Front Yard.**

- a. There shall be a front yard having a depth of not less than ~~thirty-five (35)~~ **TEN (10)** feet.
- b. ~~Where lots have a double frontage on two (2) or more streets, the required front yard of thirty (30) feet shall be provided on both streets.~~ **WHEREVER THE GARAGE IS NOT FACED PERPENDICULAR TO THE STREET, THE FACE OF THE GARAGE SHALL BE AT LEAST TWENTY (20) FEET BACK OF THE FRONT PROPERTY LINE.**
- c. On a corner lot, the required front yard of ~~thirty-five (35)~~ **TEN (10)** feet shall be provided on each street. 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.

6. Side Yard. There shall be a side yard on each side of a building having a width of ~~not less than ten (10) feet~~ **A MINIMUM WIDTH OF ZERO (0) OR FIVE (5) FEET IN WIDTH AND AN AGGREGATE WIDTH OF NOT LESS THAN TEN (10) FEET.**
 - a. **NOTE: THERE SHALL BE A MINIMUM BUILDING SETBACK OF THIRTY (30) FEET FROM THE 93RD STREET RIGHT-OF-WAY.**
 7. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty (30)~~ **FIFTEEN (15) feet, SUBJECT TO THE FOLLOWING EXCEPTIONS:**
 - a. **LOTS BACKING ONTO 94TH STREET THAT ARE BETWEEN 490 SOUTH OF THE LARKSPUR ROAD CENTERLINE AND 330 NORTH OF THE CENTERLINE OF CACTUS ROAD SHALL HAVE A MINIMUM REAR YARD OF 18 FEET, AND**
 - b. **LOTS BACKING ONTO 94TH STREET THAT ARE WITHIN 330 FEET OF THE CENTERLINE OF CACTUS ROAD SHALL HAVE A MINIMUM REAR YARD OF 23 FEET.**
 8. Other requirements and exceptions as specified in article VII.
- N. *Distance between buildings.*
3. There shall not be less than ten (10) feet between an accessory building and the main building.
 4. The minimum distance between main buildings on adjacent lots shall not be less than ~~twenty (20)~~ **TEN (10) feet.**
- O. *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.
- P. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent access has been approved on a subdivision plat.

City Notifications – Mailing List Selection Map



Map Legend:

- Site Boundary
- - - Properties within 750-feet
- 288 Postcards

Additional Notifications:

- Interested Parties List
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

Wolf Springs Ranch

14-PP-2017