



Archaeological Resources
Airport Vicinity Development Checklist
Parking Study
Trip Generation Comparison
Parking Master Plan



To: Kevin Flynn
From: Shelly Sorensen, PE, PTOE
Job Number: 20.5084



RE: Celebrity Equine Center
 Traffic Statement

ACCEPTED
CITY OF SCOTTSDALE
TRANSPORTATION DEPARTMENT

DATE: 7/7/2020

Memorandum

INTRODUCTION

Lōkahi, LLC (Lōkahi) has prepared a Traffic Statement for the proposed Celebrity Equine Center, located at 9588 N. 120th Street in Scottsdale, Arizona. See **Figure 1** for the vicinity map.

The Flynn family currently operates a private horse facility and has recently acquired the vacant 4.8-acre property that is located directly south of their home. This property will be developed as a premier boarding, training, and rehabilitation facility for horses. See **Figure 2** and **Attachment A** for proposed site plan.



Figure 1 - Vicinity Map

The objective of this Traffic Statement is to evaluate and analyze the impact of the proposed changes to the surrounding roadway network.

EXISTING CONDITIONS

The approximate 4.8-acre site is currently undeveloped land. According to the Maricopa County Assessor, the site is currently zoned Single-family Residential (R1-43). This zoning





accommodates low density residential lots. See **Attachment B** for Maricopa County Assessor’s parcel information.

120th Street is a north-south roadway, located immediately east of the proposed site. South of Mountain View Road, 120th Street is a paved road that is approximately 20 feet wide, ending in a cul-de-sac just east of the proposed development. North of Mountain View Road, 120th Street provides one (1) through lane for each direction of travel. There is a posted speed limit of 25 miles-per-hour (mph), south of Mountain View Road.

Located directly north of the proposed development is Grandon’s Equestrian Center, which operates similar to a ranch, offering horse boarding, training, and appraisals. Directly east of the proposed development is the City of Scottsdale Stonegate Equestrian Park, which is a 23-acre park that includes two equestrian arenas, a round pen arena, a drop-in ramada, nature trails, a playground and restrooms.

PROPOSED DEVELOPMENT

The proposed property will be developed into a premier boarding, training, and rehabilitation facility for horses.

The site will house the Ranch Manager who will serve as a 24-hour caretaker for the proposed site. There will be one double-loaded barn and one shed row on the site which will be broken up with walkways in between. The shed row and barn will have a combined maximum capacity of 36 stalls, which will also house the Flynn’s personal horses.

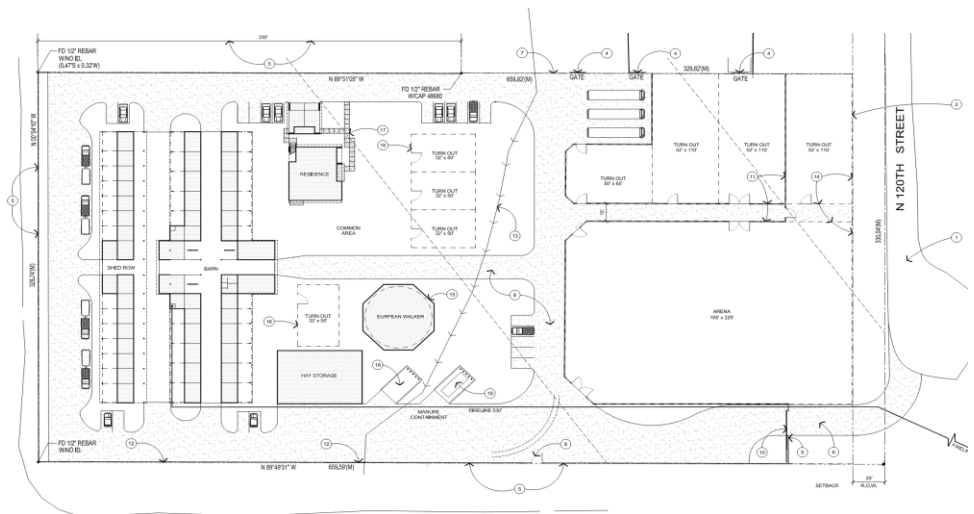


Figure 2 – Site Plan

Business operations are anticipated to be 7 days a week generally from 6 am to 9 pm. It is proposed that Monday through Friday there will be 10 people on site, including the ranch manager, riders and workers. Saturday and Sunday there will be 10-20 people on site, with the occasional private training clinic, which would be limited to 25 guests maximum. The ranch manager is proposed to reside on-site. The horse training is anticipated to have 2 to 7 lessons per day. In additional, there will also be trips associated with the maintenance of the facility (manure, hay, veterinarian visits, etc.). These site maintenance trips would typically occur once a week and/or once a month basis.





The access point to the proposed site will be along 120th Street, approximately two-thirds of a mile south of Shea Boulevard.

TRIP GENERATION

Typically, the traffic volumes generated by a proposed development would be calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation Manual, 10th Edition*. The ITE trip rates and equations are based on studies that measured the trip generation characteristics for various types of lane uses. The rates are expressed in terms of trips per unit of lane use type. This publication is considered the standard for transportation engineering profession.

However, the 10th Edition of the *Trip Generation Manual* does not currently provide data for facilities that operate similarly to the proposed Celebrity Equine Center.

As previously mentioned, the proposed development anticipates 10 people on site for a typical Monday through Friday, and 10-20 people on site for a typical Saturday and Sunday. Assuming each person operates travels to and from the site with their own vehicle, that would generate a weekday average daily traffic (ADT) of 20 vehicle trips per day and a weekend ADT of 40 vehicle trips per day. Conservatively, it would be assumed that during the AM peak hour the majority of the trips would be inbound and during the PM peak hour the majority of the trips would be outbound. With some trips occurring during non-peak hours.

Occasionally there will also be private training clinics held on-site, which will be limited to a maximum of 25 guests. These events are anticipated to only occur on a Saturday or Sunday. If it's assumed that these guests are in addition to the typical weekend workers and trainers (assuming the maximum of 20), and that each guest travels to and from the site with their own vehicle, this would in a maximum of 55 people on site. Similar to above, conservatively assuming each person operates travels to and from the site with their own vehicle, that would generate a daily trip generation of 110 daily trips on a day that a special event is taking place. As previously mentioned, these special events are anticipated to occur only on weekends.

Since there was no recorded daily traffic counts, conservatively assuming that there are approximately 150 single family homes that will use 120th Street, between Mountain View Road and Shea Boulevard, and utilizing the ITE *Trip Generation Manual, 10th Edition* rate of 9.44 average trips per dwelling unit results in an ADT of 1,416 vehicles per day along 120th Street. See **Table 1** below. See **Attachment C** for detailed trip generation information.



Table 1 - Surrounding Area Trip Generation

Land Use	ITE Code	Qty	Unit	Weekday Rate			Weekday Trips		
				Rate	% In	% Out	Total	In	Out
Single-Family Detached Housing	210	150	Dwelling Units	9.44	50%	50%	1,416	708	708

The additional 20 typical weekday trips generated by the proposed Celebrity Equine Center will be an increase of approximately 1.4% for the weekday traffic.

SUMMARY

The vacant 4.8-acre property located at 9588 N. 120th Street will be developed as a premier boarding, training, and rehabilitation facility for horses.

The access point to the proposed site will be along 120th Street, approximately two-thirds of a mile south of Shea Boulevard.

The proposed Celebrity Equine Center is anticipated to generate a weekday ADT of 20 vehicle trips per day. Assuming the surrounding area generates an ADT of 1,416 vehicle trips along 120th Street, the development will be an increase of approximately 1.4% for the weekday traffic.

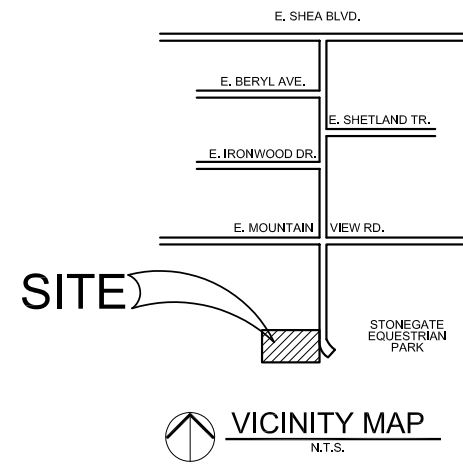
In conclusion, the proposed Celebrity Equine Center development is anticipated to have minimal traffic related impacts to the surrounding roadway networks.



ATTACHMENT A – PROPOSED SITE PLAN

SITE PLAN NOTES

23. POOLS REQUIRE SEPERATE APPROVAL AND PERMITS.
24. POOLS SHALL NOT BE EMPTIED INTO WASHES, STREETS, ONTO ADJACENT LOTS, OR TRACT OF LAND. (DS&PM 2-2.501.D.4.c)
25. ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIPMENT ETC.) SHALL BE SCREENED A MINIMUM 1 FOOT ABOVE THE HIGHEST PORTION OF THE EQUIPMENT FROM ALL SIDES AND SHALL BE COMPATIBLE WITH THE ADJACENT BUILDING. SHOW LOCATION OF EQUIPMENT ON SITE PLAN.
26. A GUESTHOUSE SHALL NEVER BE OFFERED FOR RENT. (ZO SEC 5.012.A.6.b; SEC 5.102.A.5.c)
27. A GUESTHOUSE SHALL NOT EXCEED A GROSS FOOTPRINT GREATER THAN 50% OF THE FOOTPRINT SIZE OF THE PRINCIPLE BUILDING (ZO SEC 5.012.A.6.b AND SEC 5.102.A.5.b)
28. ANY PROPOSED MODIFICATIONS TO WATERCOURSES AND ALL WALLS AND FENCES CROSSING NATURAL WATERCOURSES SHALL BE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND POLICIES SPECIFIED IN CHAPTER 37 (DRAINAGE AND FLOODPLAIN ORDINANCE) OF THE SCOTTSDALE REVISE CODE.
29. TEMPORARY / SECURITY FENCING THAT IS REQUIRED OR OPTIONLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND DESIGN STANDARDS AND POLICIES MANUAL (ZO SEC 7.700 DS & PM 1-1.407)



PROJECT DATA

ADDRESS:	9588 N. 120TH STREET
APN:	217-334038A
USE:	RESIDENTIAL
ZONING:	R1-43
CONSTRUCTION:	VN
LOT AREA:	NET - 209,602 S.F. = 4.81 A
CS#27-56	
BUILDING AREAS:	
RESIDENCE:	2,304 S.F.
CARPORT:	624 S.F.
HAY STORAGE:	2,970 S.F.
BARN:	11,940 S.F.
SHED ROW:	3,426 S.F.
COVERED TURNOUTS:	
	15,708 S.F.
COVERED WALKWAYS:	
	7,388 S.F.
TOTAL AREA:	28,994 S.F.
LOT COVERAGE:	28,994 S.F. / 209,602 S.F. - 13.8%
PARKING:	
CARS	21
MOTOR HOMES	3
TRUCK & TRAILER	4
TOTAL:	28

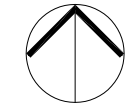
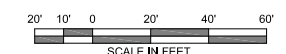
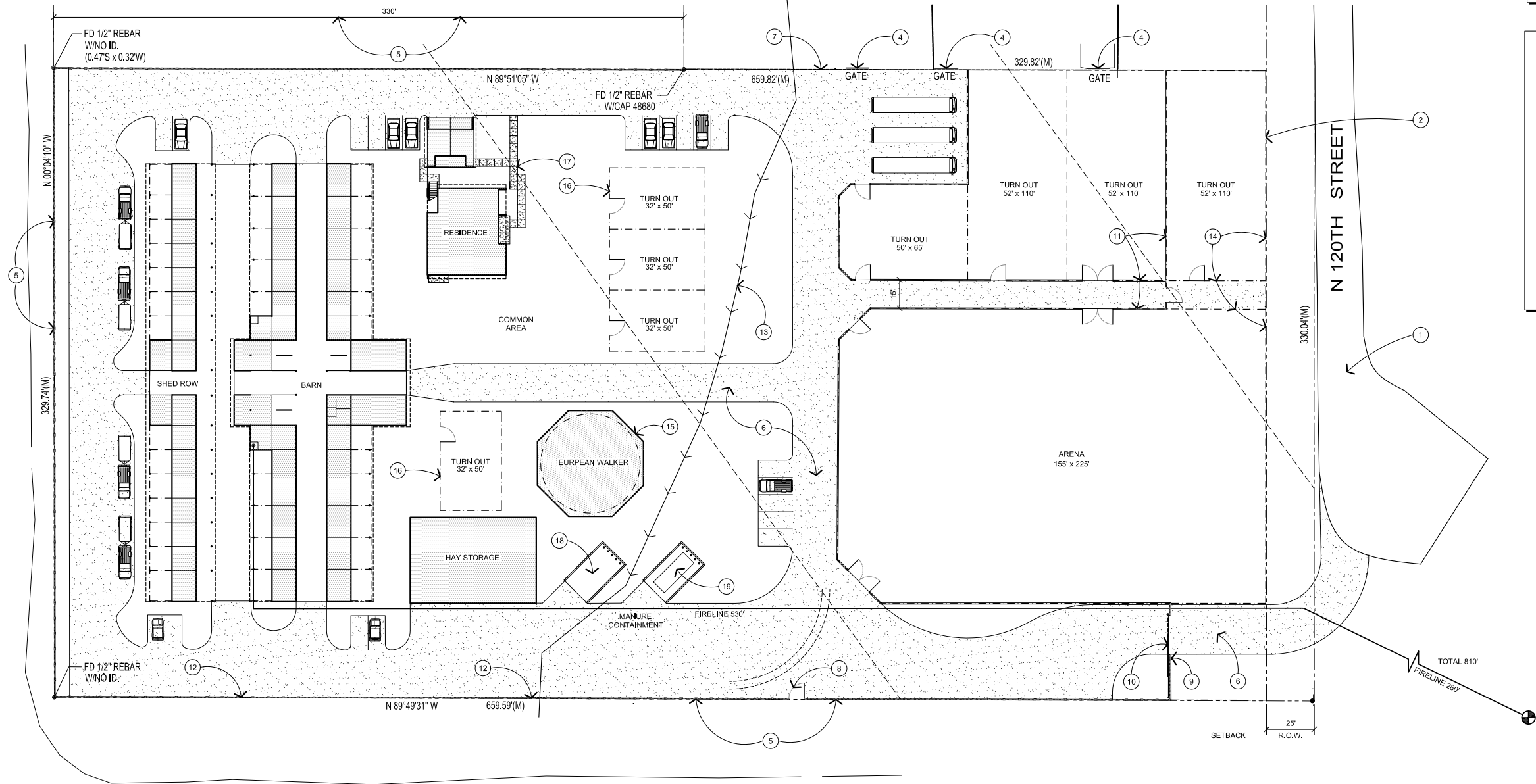
KEYNOTES

1. EXISTING PAVEMENT
2. PROPERTY LINE
3. EXISTING LANDSCAPE
4. EXISTING GATE
5. 6" HIGH 4" MASONRY WALL (DOOLEY WALL) PER CITY OF SCOTTSDALE STANDARD DETAIL FULL LENGTH OF PROPERTY LINE
6. GRANITE DRIVEWAY TO SUPPORT 83,000 LBS
7. EXISTING FENCE
8. 8" WIDE STEEL GATE
9. KNOX BOX FOR FIRE DEPARTMENT ACCESS
10. 20" WIDE ROLLING STEEL GATE
11. 8" CMU & STEEL RAIL FENCE
12. 8" WIDE SECTION OF DRAINAGE BLOCK @ GRADE
13. INDICATES DRAINAGE FLOW DIRECTION
14. STEEL RAIL FENCE 75% OPEN
15. FUTURE HORSE WALKER STRUCTURE
16. OPEN STEEL RAIL FENCE
17. CONCRETE WALK
18. MANURE COLLECTION W/ 6" CMU WALL
19. REFUSE COLLECTION W/ 6" CMU WALL

BUILDING CODES

- 2015 INTERNATIONAL FIRE CODE*
- 2015 INTERNATIONAL BUILDING CODE*
- 2015 INTERNATIONAL RESIDENTIAL CODE*
- 2015 INTERNATIONAL MECHANICAL CODE*
- 2015 INTERNATIONAL PLUMBING CODE*
- 2015 INTERNATIONAL FUEL GAS CODE*
- 2015 ENERGY CONSERVATION CODE*
- 2015 EXISTING BUILDING CODE*
- 2015 GREEN CONSTRUCTION CODE*
- 2014 NATIONAL ELECTRICAL CODE*

* WITH CITY AMENDMENTS



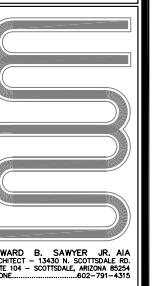
PRELIM MASTER PLAN

SCALE: 1" = 30'-0"



**FLYNN RESIDENCE
SCOTTSDALE, ARIZONA**

PRELIM MASTER PLAN
SCALE: 1" = 30'-0"



EDWARD B. SAWYER, JR., AIA
ARCHITECT - 13425 N. SCOTTSDALE RD.
SUITE 104 - SCOTTSDALE, ARIZONA 85254
PHONE: 602-791-4315

DATE: 1-24-20

SHEET OF
A1.0 -



ATTACHMENT B – MARICOPA COUNTY ASSESSOR’S PARCEL INFORMATION

217-33-038A Land Parcel

This is a land parcel located at [9588 N 120TH ST SCOTTSDALE 85259](#). and the current owner is FLYNN KEVIN/AJ SCHLATTER. Its current year full cash value is \$566,900.

Property Information

[9588 N 120TH ST SCOTTSDALE 85259](#)

MCR #

Description: LOT 23 OR N2 SE4 NE4 SE4 5.00 AC EX E 25F OF LT 23 SEC 27 P/F 2018-0338474

Lat/Long [33.57316931](#) | [-111.82205560](#)

Lot Size 209,602 sq ft.

Zoning R1-43

Lot #

High School District SCOTTSDALE UNIFIED #48

Elementary School District SCOTTSDALE UNIFIED SCHOOL DISTRICT

Local Jurisdiction SCOTTSDALE

S/T/R 27 3N 5E

Market Area/Neighborhood 05/019

Subdivision (0 Parcels)

Owner Information

[FLYNN KEVIN/AJ SCHLATTER](#)

Mailing Address 9634 N 120TH ST, SCOTTSDALE, AZ 85259

Deed Number [170100659](#)

Last Deed Date 02/10/2017

Sale Date n/a

Sale Price n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2021	2020	2019	2018
Full Cash Value	\$566,900	\$513,500	\$495,000	\$546,620
Limited Property Value	\$332,900	\$317,048	\$301,950	\$317,179
Legal Class	2.R	2.R	2.R	2.R
Description	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P
Assessment Ratio	15%	15%	15%	15%
Assessed LPV	\$49,935	\$47,557	\$45,293	\$47,577
Property Use Code	0012	0012	0012	0012
PU Description	Vacant Residential Land	Vacant Residential Land	Vacant Residential Land	Vacant Residential Land
Tax Area Code	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice



ATTACHMENT C – TRIP GENERATION



**General Design Guidelines
For
Proposed Improvements
In APS Transmission ROW**

1/15/14

Any improvements within Arizona Public Service Company's (APS) Transmission easement/ right of way (collectively, ROW) must have written approval which is given by APS in the form of an Encroachment Agreement. A SIGNED *ENCROACHMENT AGREEMENT* / APPROVAL LETTER IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION.

To obtain *An Encroachment Agreement*, plans must be submitted to the APS Land Services Department where they will undergo a process of review, revision (if necessary), and approval. The review process should begin early in the design process to obtain approval of plans prior to construction. Upon approval of the final plans, an Encroachment Agreement will be drafted by the APS Land Services Department and sent to the Landowner for signature. The *Encroachment Agreement*, including an exhibit will be recorded at the County Recorder's Office. The approved plans are retained by APS.

General guidelines for the *Encroachment Agreement* process are as follows:

1. All plans submitted to APS must be drawn "to scale",
Plans should be submitted to:

APS
Attention: Land Services Department
Mail Station 3286
P.O. Box 53933
Phoenix, AZ 85072-3933
2. All plans must show APS ROW boundaries.
3. All plans must show existing APS facilities, including poles/towers, equipment enclosures, overhead/underground wire locations and identifying equipment numbers when available.
4. Plans must show all proposed improvements within APS ROW, including utilities, paving, grading, drainage, lighting, landscaping, etc.
5. Lighting structures must meet APS electrical clearances with respect to our overhead conductors and towers/poles. The lighting design and construction must also meet OSHA requirements. In general, lighting

structures 12 ft high or less should not violate APS electrical clearances. Proposed lighting plans need to be reviewed and approved by APS. APS may require the land owner to provide a Survey of APS facilities as part of calculating clearances and approving lighting within the ROW.

6. In general, trees are prohibited within APS ROW. In special cases some landscaping, including low growing type trees, may be allowed provided they do not interfere with the maintenance of existing or future transmission lines. All proposed landscaping in APS ROW plans need to be reviewed and approved.
7. APS does not allow temporary or permanent structures within our ROW. Structures, by way of example shall include, but are not limited to buildings, mobile homes, recreational vehicle parking or storage, storage tanks, septic systems, swimming pools, tennis courts, dumpsters, dry wells, or similar facilities.
8. Retention basins will need to be designed by the customer to adhere to the Storm Water Retention Basin Design Guidelines and site-specific comments from APS. (Please contact APS to obtain a copy of the Storm Water Retention Basin Design Guidelines.) Any deviation from this guideline will require APS approval.
9. Any fencing that is constructed across APS ROW must have a 16-foot dual-lock gate installed at each end of the right-of-way area. Metal fencing must be properly grounded. APS must maintain access along its line.
10. Maintenance equipment / crane setup areas are required at poles/towers and at intervals parallel to the wires. The setup area at a pole / tower differs depending upon the voltage of the line. The EHV (115KV, 230KV and 500KV) pole/tower setup area is generally defined as, a length of approximately 50 ft in each direction from the pole or tower foundations or by the width of the ROW. The 69KV pole setup area is generally defined as, a length of approximately 30 ft in each direction from the pole, by the width of the ROW. Depending upon the transmission line voltage, the distance between setup areas along the wires and the size of the setup

areas will vary. Due to the complexity of issues involved, pole setup areas and wire setup areas will need to be designed by the landowner's consultants based upon input from APS. (The APS Storm Water Retention Basin Design Guidelines drawing also contains general design information for pole/tower and wire setup areas.)

11. Parking lots are an acceptable use of APS ROW. There are specific requirements for orientation with respect to traffic flow. Maintenance paths and crane setup areas will need to be incorporated into the parking lot design based upon input from APS.
12. All pipes, manholes, or other proposed facilities to be located at or below grade in APS ROW must be designed to withstand a minimum of 320 psi on a 27 inch diameter outrigger pad. Load calculations sealed by an Arizona licensed Civil Engineer must be provided to APS for review.
13. NO GRADE CHANGES/ CUT OR FILL IS PERMITTED WITHIN APS ROW WITHOUT PRIOR WRITTEN APPROVAL. APS has specific requirements for excavations near APS poles, towers, and facilities.
14. For Transmission pole bracing, pole relocations, or transmission line conflict checks, please contact APS Transmission Line Maintenance Department at 602 371-7242
15. APS does not allow recreational pool encroachments into its ROW, whether the ROW is created by private easement or by Public Utility Easement (PUE). If the permitting agency requires concurrence from APS in order to issue a permit, please contact the Land Services Department at 602-371-5966 for instructions.
16. MINIMUM OSHA SAFE WORKING DISTANCES SHALL BE MAINTAINED AT ALL TIMES ONCE AN APPROVED ENCROACHMENT AGREEMENT HAS BEEN AUTHORIZED BY APS. APS WILL PROVIDE UPON REQUEST. SPECIFIC SAFE WORKING DISTANCES DEPENDING ON THE VOLTAGES OF THE LINES WITHIN THE ROW'S.