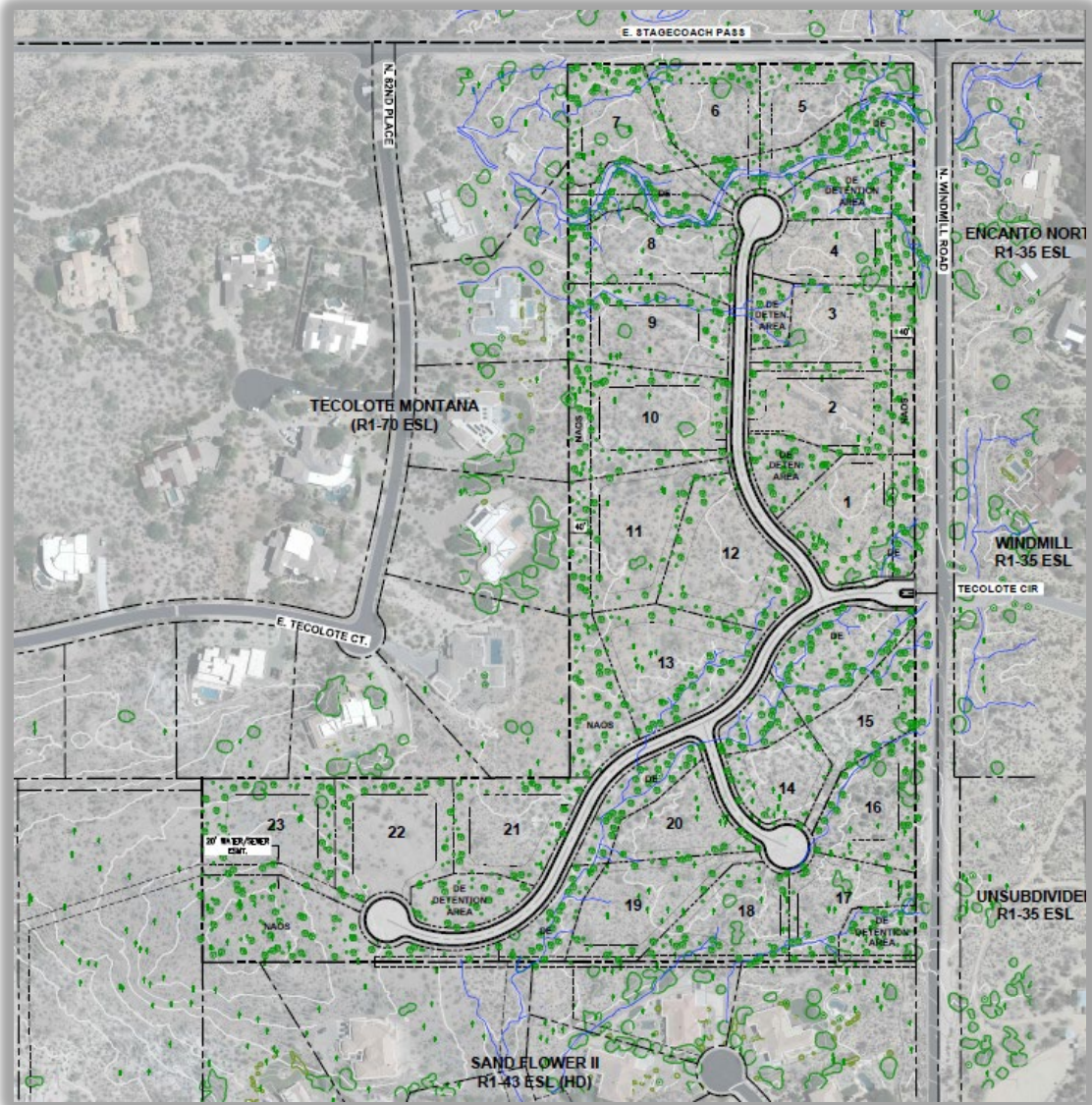


Zoning Project Narrative

Stagecoach Pass Road & Windmill Road

12-ZN-2018



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I. Purpose of Request

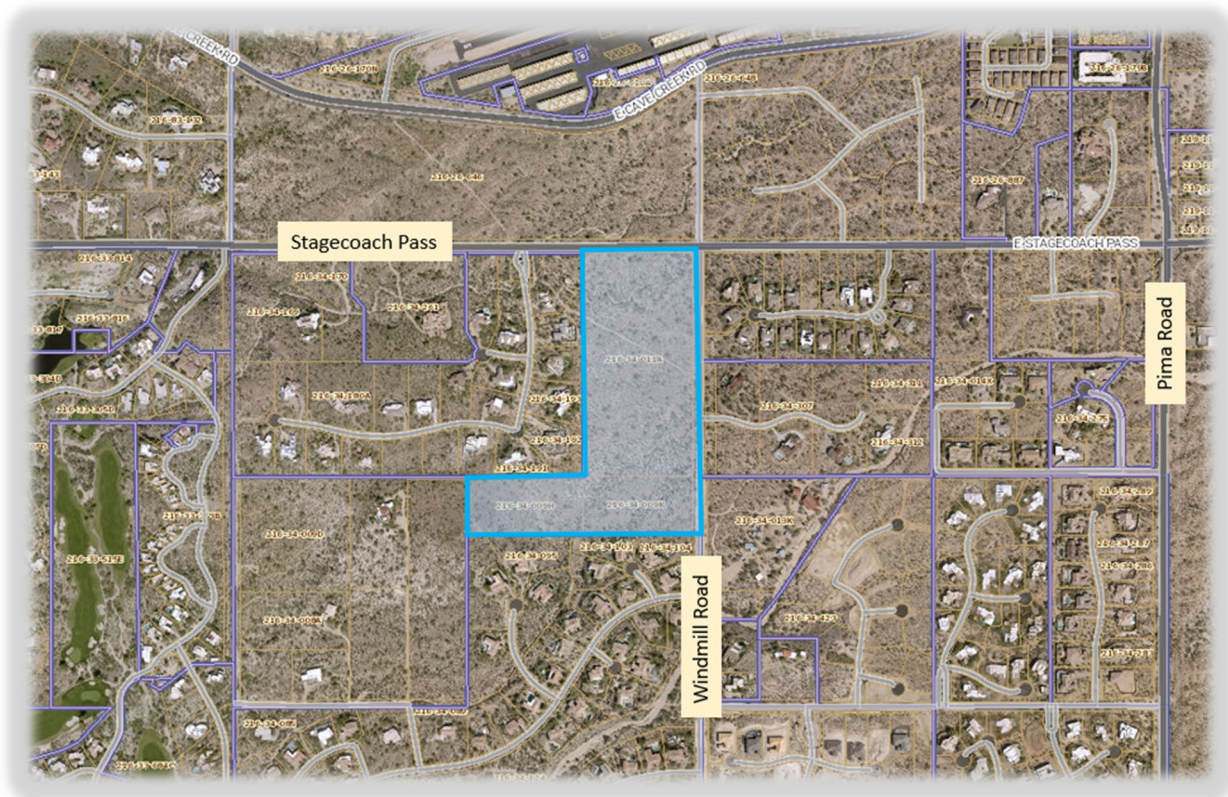
The request is for rezoning on an approximately 30+/- gross acre site located at the southwest corner of Stagecoach Pass Road and Windmill Road (the “Property”). The Property is currently zoned R1-190 Environmentally Sensitive Lands Overlay (“ESL”). The applicant is seeking R1-43 ESL zoning. Proposed is a large lot single-family residential community, with amended development standards, with a total of 23 lots and an overall density of 0.77 dwelling units per acre. (Note that the pre-application was filed for 40+/- acres but this zoning application is for the northern 30 acres+/- only).

The site plan has been designed in an environmentally sensitive manner consistent with Environmentally Sensitive Lands Ordinance (“ESLO”) requirements. Both the lot and street layouts have been planned to preserve natural features and native vegetation on site as well as respect the existing terrain.

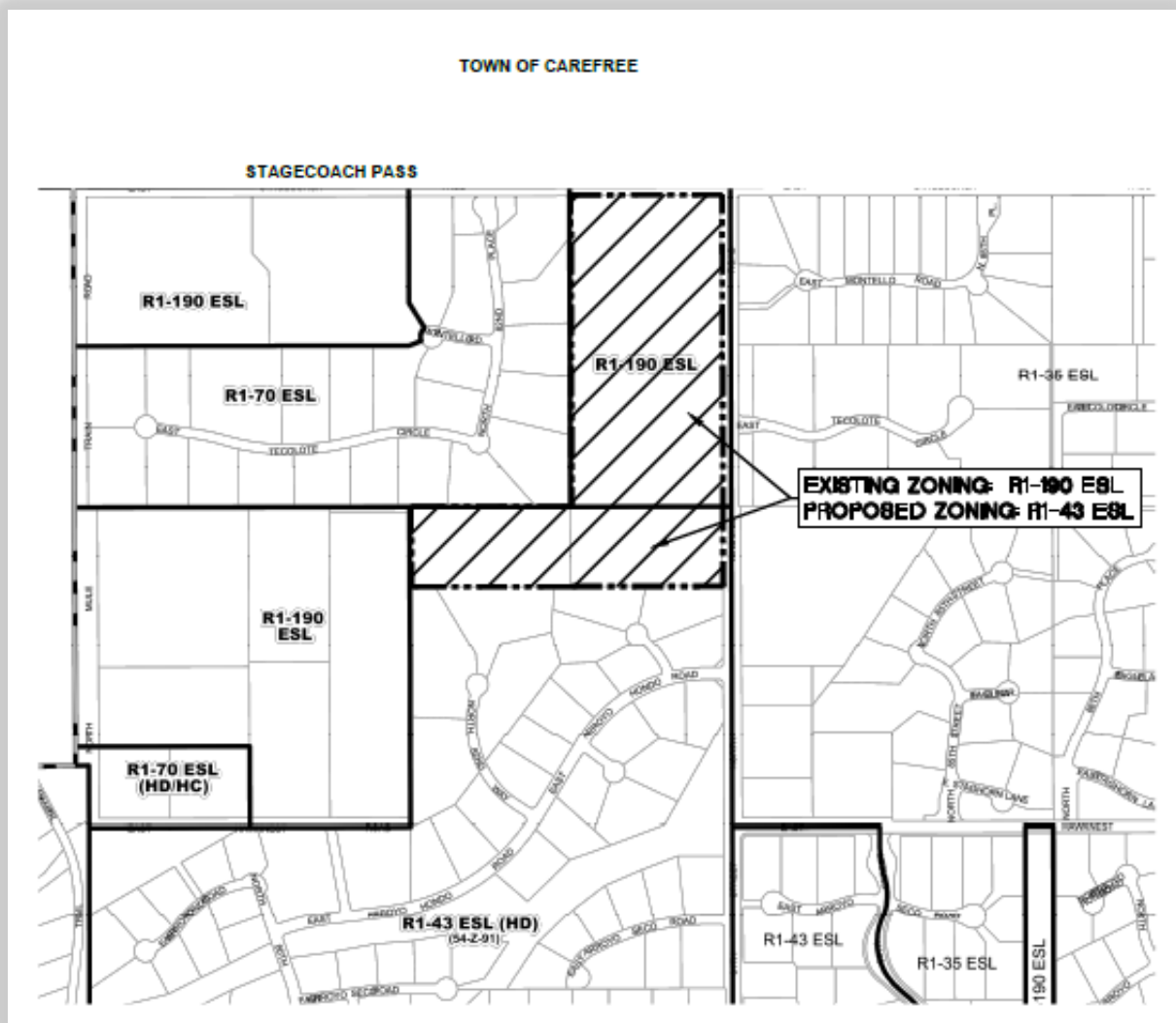
II. Surrounding Context

The Property is in an area of single-family residential developments with a range of zoning designations. Zoning to the east is R1-35 ESL (Encanto Norte), to the west is R1-70 ESL (Tecolote Montana), to the north/northeast is Rural-70 and Rural-43 (Town of Carefree), and to the south is R1-43 ESL (Sandflower).

Property Context



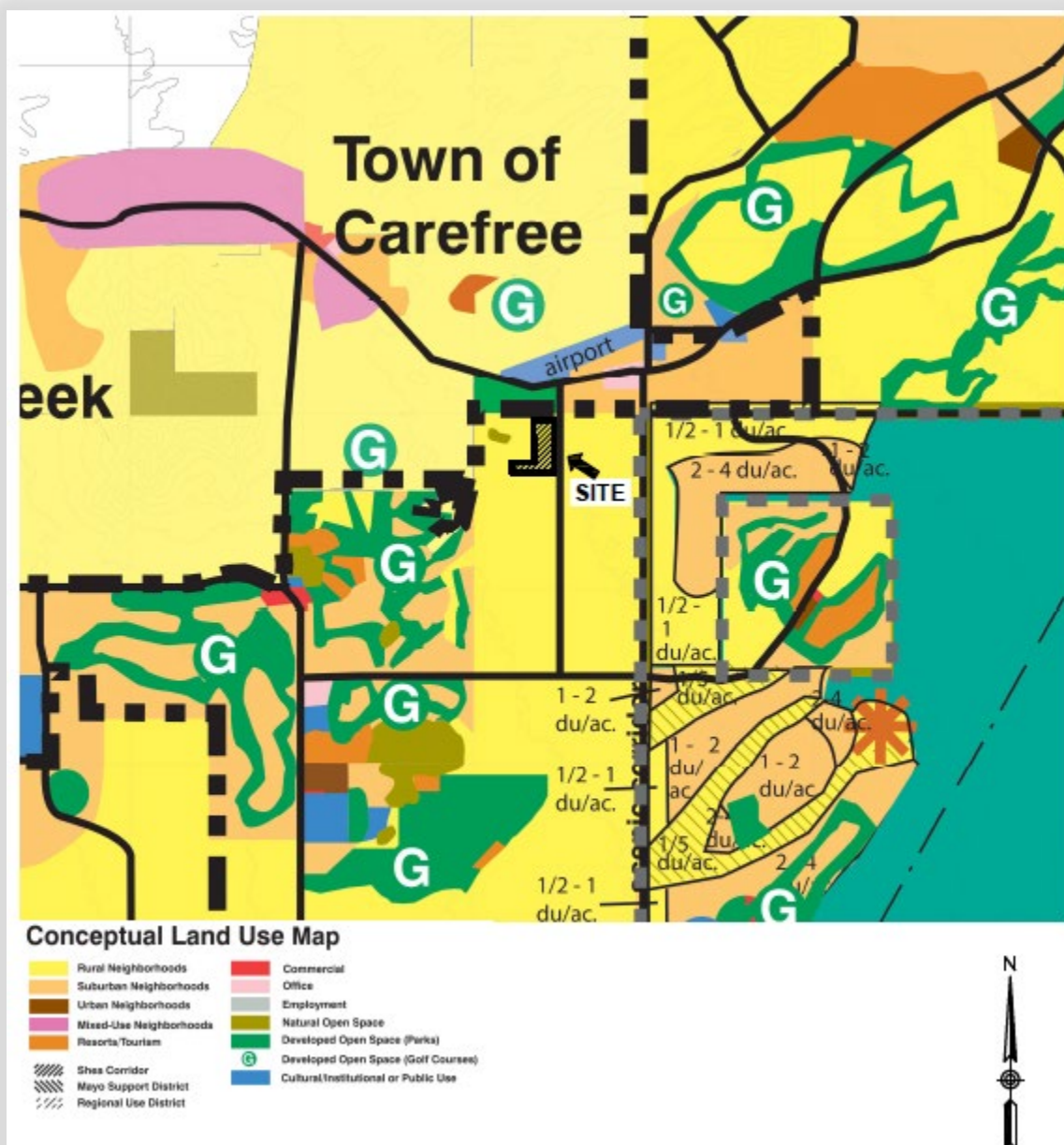
Zoning Map



III. Conformance with General Plan Goals, Policies and Approaches

This request is in conformance with the 2001 Scottsdale General Plan. The Property falls within the Rural Neighborhood land use designation. The proposed development, at 0.77 units per acre, is well below the density anticipated in the General Plan (up to 1.0 dwelling units per acre, 23% decrease).

Existing General Plan Land Use Map



The Guiding Principles of the General Plan

Six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be qualified. These six Guiding Principles are as follows:

1. Value Scottsdale's Unique Lifestyle & Character
2. Support Economic Vitality
3. Enhance Neighborhoods
4. Preserve Meaningful Open Space
5. Seek Sustainability
6. Advance Transportation

There are twelve "elements" or sections of the General Plan containing the City's policies on the following sub-categories: 1) character and design, 2) land use, 3) economic vitality, 4) community involvement, 5) housing, 6) neighborhoods, 7) open space and recreation, 8) preservation and environmental planning, 9) cost of development, 10) growth areas, 11) public services and facilities and 12) community mobility. These Elements further break down into goals and approaches established in each chapter, for the purpose of integrating the Guiding Principles into the planning process, and to determine if the City's Guiding Principles are being achieved in the context of general land use planning.

Following this section is a description of how this application and corresponding development of the Property satisfies and is emblematic of the relevant Guiding Principles found within the City's General Plan.



➤ CHARACTER AND DESIGN ELEMENT

The Character and Design Element seeks to promote quality development and redevelopment that is sustainable and appropriate in striking a balance between natural desert settings, historically significant sites, structures, and the surrounding area. This zoning request is consistent with the following goals and approaches contained within the Character and Design Element

(2001 General Plan Page 43):

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

Bullet 1: Respond to regional and citywide contexts with new and revitalized development in terms of:

- Scottsdale as a southwestern desert community***
- Relationships to surrounding landforms, land uses, and transportation corridors.***
- Consistently high community quality expectations.***
- Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.***

Bullet 2: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.

Bullet 3: Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.

Bullet 4: Ensure that all development is part of and contributes to the established or planned character of the area of a proposed location (i.e., Rural Desert Character Type)

Response: The Character Types Map of the General Plan designates the Property as a "Rural/Rural Desert" character type. The General Plan identifies the Rural Desert character type as containing relatively low-density residential neighborhoods including horse privileged neighborhoods and low-density resorts. These areas provide a rural lifestyle that includes preservation of the natural desert character while maintaining vista corridors and meaningful open space. The proposed residential community will be a luxury low-density residential neighborhood (0.77 dwelling units/acre). The General Plan character type description states that "desert vegetation is to be maintained in either common open space or on individual lots, with natural buffers on the perimeter of developments." The proposed development provides buffers along the perimeter of the site and desert vegetation throughout, with Natural Area Open Space ("NAOS") that exceeds the amount required by ESLO; 32.2% required and 48.9% provided (a 52% increase from the required NAOS amount). The required NAOS is 8.99+/- acres and the provided NAOS is 13.65+/- acres, which equates to 4.66 acres of surplus NAOS. A minimum 40' wide NAOS buffer is

provided along the west. A 50' wide Desert Scenic Corridor setback is provided along both Stagecoach Pass and Windmill Road.

Lot sizing, placement and orientation are designed in a manner that respects the natural terrain and native plants. Additionally, the proposed development contributes to the Southwestern character of its surroundings by thoughtful integration of open space and natural features resulting in environmental sensitivity to enrich the lives of Scottsdale citizens promoting a safe, attractive, and context compatible development. Low-level lighting and low-scale building profiles nestled within an open space setting will further a seamless integration into neighboring properties.

Character Areas are sets of neighborhoods that share the same overall character type. However, the subject Property is not within a designated Character Area.

Goal 2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique Southwestern desert community.

Bullet 2: Recognize that Scottsdale's economic and environmental well-being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process.

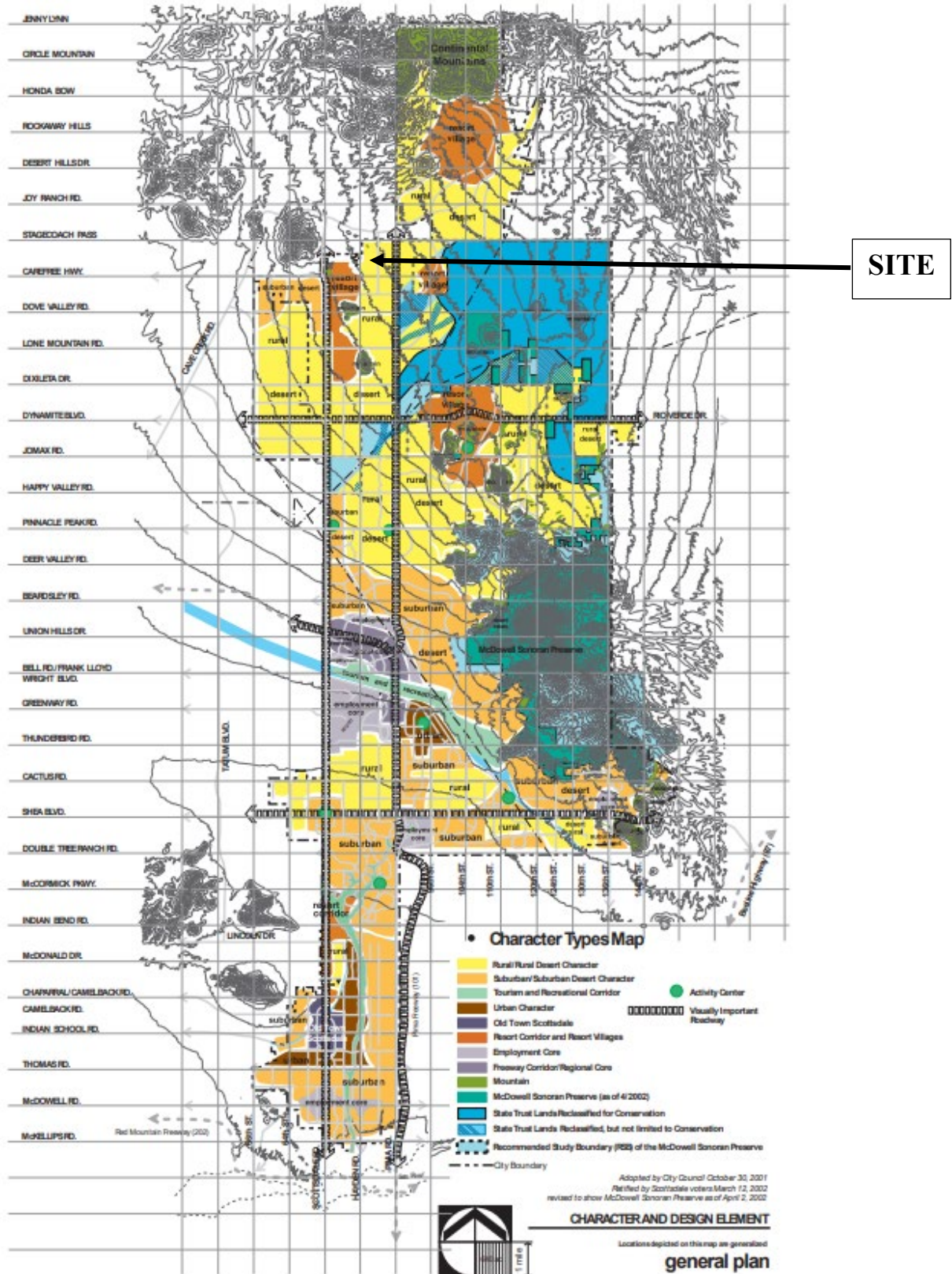
Bullet 5: Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.

Bullet 6: Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

Response: The site plan and building design (residential lot layout and internal road design envisioned for the Property) will respect and enhance the unique climate, topography, vegetation and historical context of the local desert environment. The development will contribute towards sustaining Scottsdale's economic and environmental quality of life by representing the desert character and high level of design quality associated with north Scottsdale.

This residential community will promote the Scottsdale Sensitive Design Principles. The applicant's approach to the proposed development is in harmony with the built environment and densities of the surrounding communities. Following are responses to Scottsdale's Sensitive Design Principles.

General Plan – Character Types Map



Scottsdale Sensitive Design Principles

The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

The Principles are based on the philosophy "Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life."

Source:

<http://www.scottsdaleaz.gov/planning/citywide-policies/sensitive-design/sensitive-design-principles>

1. The design character of any area should be enhanced and strengthened by new development.

Response: The proposed lot layout is respectful of the natural topography, environmental features and vegetation. Building design will consider the distinctive qualities and character of the surrounding desert and development context and incorporate those qualities in its design. Building designs may achieve this in the following ways: desert contemporary architecture, low-scale structures (maximum 24 feet above natural grade required by ESLO), earth-tone paint and indigenous exterior accents in keeping with the ESLO and Scottsdale Sensitive Design Guidelines, shaded outdoor spaces, overhangs, recessed windows, building pads that integrate with the natural terrain, and preservation of view corridors and natural features.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:

- ***Scenic views of the Sonoran Desert and mountains***
- ***Archaeological and historical resources***

Response: Following fieldwork and analysis, the lot layout and NAOS areas have been designed to protect environmental features and wash corridors on the Property. As a result, the major features will be placed within easements as a means of protecting their current locations. Preservation of NAOS and vista corridor (if deemed appropriate) over the wash alignments will preserve views of environmental features within the Property and enhance the surrounding views through revegetation where appropriate. A 50' wide Desert Scenic Corridor setback is provided along both Stagecoach Pass and Windmill Road.

3. Development should be sensitive to existing topography and landscaping.

Response: The site design and home placement will respond to the terrain of the site by blending with the natural shape and texture of the land. The site plan/lot layout will comply with ESLO requirements.

4. Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.

Response: The proposed site plan sets aside NAOS exceeding ESLO requirements (32.2% required; 48.9% provided, which equates to 13.65 acres of NAOS). The development will preserve and restore natural habitats and ecological processes by preserving wash corridors and preserving/enhancing native vegetation and desert appropriate plant materials throughout the development. The open space corridors will protect and enhance the existing wildlife habitat found in this area.

5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

Response: Streetscapes will provide continuity through use of cohesive desert landscaping. Placement of residential lots and internal streets will complement the natural terrain.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

Response: The development will maintain the appropriate half-street right-of-way widths (40' along both Stagecoach and Windmill). The Property is located approximately one-half mile west of Pima Road, which provides regional access. The McDowell Sonoran Preserve is approximately two miles to the east and provides ample recreational and community interaction opportunities for the residents.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

Response: Within the Property, walking and recreation will be encouraged through provision of native vegetation such as Ironwood, Mesquite and Palo Verde trees that can shade pathways and streets. Existing vegetation will be preserved and enhanced in conformance with ESLO and the Native Plant ordinance.



8. *Buildings should be designed with a logical hierarchy of masses:*

Response: Homes will be designed with building massing and articulation that promote a logical hierarchy with respect to the surrounding context and scale and massing of the nearby homes. Maximum building height will be limited to 24 feet and one-story.

9. *The design of the built environment should respond to the desert environment:*

Response: Homes will embrace the desert setting through the use of Sonoran Desert inspired building materials and architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

Response: Design strategies and building techniques which minimize environmental impact, reduce energy consumption, and endure over time, will be utilized including but not limited to, sustainable building materials and techniques, low-scale structures with overhangs, shaded outdoor spaces, indigenous exterior accents, recessed windows with low-e glass, low-flow plumbing fixtures and the integration of low-water use native vegetation.

- 11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.***

Response: The character of the area will be enhanced through the careful selection of desert planting materials in terms of scale, density, and arrangement in conformance with the City's ESLO standards.

- 12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.***

Response: The community will consist of predominately low-water use desert appropriate plant and hardscape material and preservation of native plant materials.

- 13. *The extent and quality of lighting should be integrally designed as part of the built environment.***

Response: Lighting will be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area consistent with the City's dark-skies policy. The selected lighting standards will be low-scale in terms of height.

- 14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.***

Response: Community signage will be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

-Continuation of the CHARACTER AND DESIGN ELEMENT-

Goal 3: Identify Scottsdale's historic, archeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.

Bullet 3: Continue the process of identifying Scottsdale's historic, archeological, and cultural resources.

Bullet 10: Develop partnerships with groups such as the Scottsdale Historical Society, State Historic Preservation Office, and other local, regional, and national historic and archaeological boards and commissions in support of these goals.

Response: No significant historic, archaeological or cultural resources have been identified on the Property.

Goal 4: Encourage "streetscapes" for major roadways that promote the City's visual quality and character and blend into the character of the surrounding area.

Bullet 5: Ensure compatibility with natural desert in Natural streetscape areas. Plant selection should be those that are native to the desert and densities of planting areas should be similar to natural conditions.

Bullet 9: Apply the Scenic Corridor designation in circumstances where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the neighborhood setting, and buffering of roadway impacts is important. This allows for a larger landscaped area that can minimize the impact of highly traveled roads adjacent to neighborhoods. Establish specific Scenic Corridor guidelines and policies for the design and maintenance of these visually significant roadways.

Bullet 10: Other visually significant roadways include roadways with buffered setbacks and roadways with specific streetscape design themes. Each of these designated roadways have individual design guideline policies.

Bullet 16: Keep street lighting to a minimum in low-density areas, rural areas and areas near the McDowell Sonoran Preserve, and shield the light fixtures to maintain a dark sky.

Response: The General Plan Streetscapes Map designates “Natural Streetscapes” adjacent to the Property. Within this type of streetscape, plant selections should be those native to the desert and the density of planting areas should be similar to natural conditions. Desert landscaping along the streetscape will meet these standards. Classified as Desert Scenic Roadways, a 50’ wide Desert Scenic Corridor setback is provided along both Stagecoach Pass and Windmill Road. Utilities will be underground, and any required improvements will be designed to mitigate impacts on the desert, consistent with Scottsdale Sensitive Design Principles. There will be no perimeter development walls outside of the individual development envelopes. Landscape character will be a combination of preserved natural and revegetated types consistent with ESLO requirements. Lighting along streets will meet City standards. The lighting of the development entry and any lighting within the development will be low-level and consistent with the City’s “dark sky” guidelines.

Goal 6: Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial material landscaping that reinforce the character of the City.

Bullet 1: Require substantial landscaping be provided as part of new development or redevelopment.

Bullet 2: Maintain the landscape materials and patterns within a character area.

Bullet 3: Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.

Bullet 4: Discourage plant materials that contribute to airborne pollen.

Bullet 5: Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.

Bullet 6: Encourage the retention of mature landscape plan materials.

Response: The development proposal promotes a rich desert landscape palette as part of the overall site plan design to enhance the surrounding character, minimize building mass, and naturally integrate with adjacent residential properties. The vision for the Property is a contemporary Sonoran Desert residential community that celebrates the unique character and quality of the natural desert. With all landscape design, sustainable practices such as water conservation and the protection/ relocation of mature plant material will be followed. Landscaping will be used to reduce the effects of heat and glare on buildings and pedestrian areas and enhance air quality. Plant materials that contribute towards airborne pollen will be strongly discouraged. Any significant mature landscape features will be retained, as feasible.

Goal 7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.

Bullet 2: Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.

Bullet 3: Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.

Bullet 4: Discourage lighting that reduces viability of astronomical observation facilities within Arizona.

Bullet 5: Allow for lighting systems that support active pedestrian uses and contribute towards public safety.

Response: Lighting will be compatible with the existing surrounding residential development and will be designed in manner to minimize glare and lighting intrusion into adjacent residential properties and promote “dark skies” in keeping with the City’s policies. Lighting will not impact astronomical observation facilities within Arizona. Unique lighting standards will be selected to coincide with the high-quality design of the overall project and will be low-scale in terms of height.

➤ **LAND USE ELEMENT**

The Land Use Element section of the Character and Lifestyle Guiding Principle embraces the concept that land uses should complement each other aesthetically, socially, and economically. The Property is within the land use area designated “Rural Neighborhoods”, which anticipates overall community density at a maximum of one unit per acre. Proposed density of the development is 0.77 units per acre, a 23% decrease. *See General Plan map on page 5.*

RURAL NEIGHBORHOODS: This category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Native desert vegetation dominates many areas and special care is required to preserve the area’s open desert character and environmental features. Much

of the terrain includes gentle to moderate slopes and rolling ground, intersected by several washes. Grading often requires extra care in areas with moderate slopes. Clustering is encouraged to preserve desert vegetation, washes, and natural features.

This zoning request is consistent with the following goals and approaches contained within the Land Use Element:

2001 General Plan Page 65

Goal 3: Encourage the transition of land uses for more intense, regional and citywide activity areas to less intense activity areas within local neighborhoods.

Bullet 1: Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.

Response: The surrounding mix of existing land uses in the immediate area includes zoning ranging from R1-35 ESL to R1-190 ESL See the “Existing Zoning” map on page 4. The R1-43 ESL zoning proposed for the Property is consistent with the General Plan and represents a compatible transition to the developments around it by utilizing natural features on the site. The proposed zoning meets the requirements of the adjacent setback along the perimeter of the property to further the goal of providing an appropriate transition to the surrounding developments and the Town of Carefree to the north.

Goal 4: Maintain a balance of the land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

Response: The General Plan encourages a diversity of residential uses and supporting services that provide for the needs of the community and of the neighborhoods. Maintaining a citywide balance of land uses is an important planning goal that supports changes to meet the evolving needs of a neighborhood. The proposed residential community will provide context-sensitive housing options for the residents of North Scottsdale in a unique desert setting while providing abundant open space (48.9% NAOS, 13.65 acres) and preserving view corridors.

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

Bullet 6: Provide an interconnected open space system that is accessible to the public, including pedestrian and equestrian links, recreation areas, and drainageways.

Response: A rich mix of lifestyles that enhances the values that make each place unique is a core Scottsdale value. As such, the proposed development plan provides an environmentally sensitive residential opportunity for residents of Scottsdale who chose to purchase a home in this development. From a recreational standpoint, the McDowell Sonoran Preserve is located less than two miles east of the Property and offers abundant

trail options with the closest improved trailhead located at Dynamite Boulevard and Pima Road.

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

Bullet 2: Incorporate appropriate land use transitions to help integration into surrounding neighborhoods.

Bullet 5: Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.

Response: The site plan for the Property has been designed with careful consideration given to the natural terrain/washes, environmental features, native vegetation and view corridors as well as to the existing built environment of single family residential to the east, west and south. Land use transitions will be provided as discussed in Goal 3 above. The home sites have been thoughtfully integrated with the terrain to protect significant environmental features.

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

Bullet 3: Promote development patterns and standards that are consistent with the surrounding uses and reinforced an area's character.

Response: The proposed development is consistent with the surrounding uses and rural residential character with a proposed density of 0.77 du/ac. The development team will continue to work closely with the adjacent communities and have made significant changes in response to community requests and concerns.

➤ ECONOMIC VITALITY ELEMENT

The Economic Vitality Guiding Principle is intended to secure Scottsdale's future as a desirable place to live, work and visit based on the foundation of a dynamic, diversified and growing economic base that complements the community. While highlighted in other elements of the General Plan (Housing and Neighborhoods), the Economic Vitality Element recognizes that variety and quality of housing is crucial to the stability of the local economy. Discussion specific to the importance of housing and neighborhoods as it relates to the overall of sustainability of Scottsdale's community is summarized in the following section.

Response: The requested zoning will strengthen Scottsdale's economic base by providing a new opportunity for people to live in North Scottsdale.

➤ COMMUNITY INVOLVEMENT ELEMENT

Public participation is a key component for the successful planning of new development within a community. Citizens and property owners are an important part of the public process, which is why Scottsdale requires a thorough outreach effort for any new development. A neighborhood open house meeting was held on April 23rd. Outreach efforts and dialogue with the community will continue throughout the public process. Significant changes have been made to the site plan in response to neighborhood feedback.

2001 General Plan Page 90

Goal 1: Seek early and ongoing involvement in project/policy-making discussions.

Bullet 1: Maximize opportunities for early notification of proposed projects, or project/issues under consideration using signs, information display boards, web postings, written correspondence, and other methods, as they become available.

Response: Neighborhood outreach began early and will continue throughout the entitlement process with the City. The site was posted with an “Early Notification of Project Under Consideration” sign and a mailing was sent over 10 days prior to the neighborhood open house meeting to provide neighbors and any other interested parties adequate notice of the request for development of the Property along with contact information to address any questions about the proposed development. A neighborhood open house was held on April 23rd. A complete Neighborhood Outreach Report is provided with the application.

➤ HOUSING ELEMENT

Scottsdale has historically been a community that embraces a variety of housing opportunities to enhance the character, diversity, and vitality of the City, as well as respect and conserve the Sonoran Desert. The General Plan states “Our vision is to incrementally, but steadfastly expand housing opportunities for current and future citizens.” Scottsdale encourages housing options that provide a wide range of opportunities for people living, working, and retiring in the community.

This zoning request is consistent with the following goals and approaches contained within the Housing Element:

2001 General Plan Page 98

Goal 2: Seek a variety of housing options that blend with the character of the surrounding community.

Bullet 1: Maintain Scottsdale’s quality-driven development review standards for new housing development.

Response: This development will uphold North Scottsdale’s quality standards and complement the existing upscale lifestyle and character. Architectural themes and design elements are in the early conceptual stage but may likely include desert contemporary architecture and an emphasis on Southwest living with the implementation of context appropriate building elements, earth-tone palettes, indigenous materials, recessed windows, and desert shade trees. Design will be consistent with the Scottsdale Sensitive Design Principles.

➤ NEIGHBORHOOD ELEMENT

The Neighborhood’s Guiding Principle of the General Plan identifies several policies intended to ensure that Scottsdale is a desirable place to live, work and visit and, in conjunction with a stable economic base, the General Plan recognizes that neighborhood viability and sustainability is as equally important as a strong economic base.

This zoning request is consistent with the following goals and approaches contained within the Neighborhood Element:

2001 General Plan Page 105

Goal 1: Enhance and protect diverse neighborhoods so they are safe and well maintained.

Response: The proposed residential community will provide a safe and well-maintained environment for residents. A property owners association will be put in place to ensure long-term preservation of community quality and character, while preserving the Property’s abundant open space and view corridors and promoting high desert living.

➤ OPEN SPACE AND RECREATION ELEMENT

It has long been a priority of the City to conserve significant natural areas and open spaces for both recreational and preservation purposes.

The Open Space and Recreation guiding principle found within the General Plan specifically addresses the significance of the Scenic Corridors, natural and urban open spaces and recreational opportunities. A well-managed system that provides active and passive open space/recreational opportunities is considered an indispensable community feature, one that should be available to all ages on a year-round basis in the City of Scottsdale. Maintaining connected open space corridors through the site provides continuous visual linkages within and between local neighborhoods reinforcing the regional open space network.

This requested zoning is consistent with the following goals and approaches contained within the Open Space and Recreation Element:

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

Bullet 1: Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access and preservation.

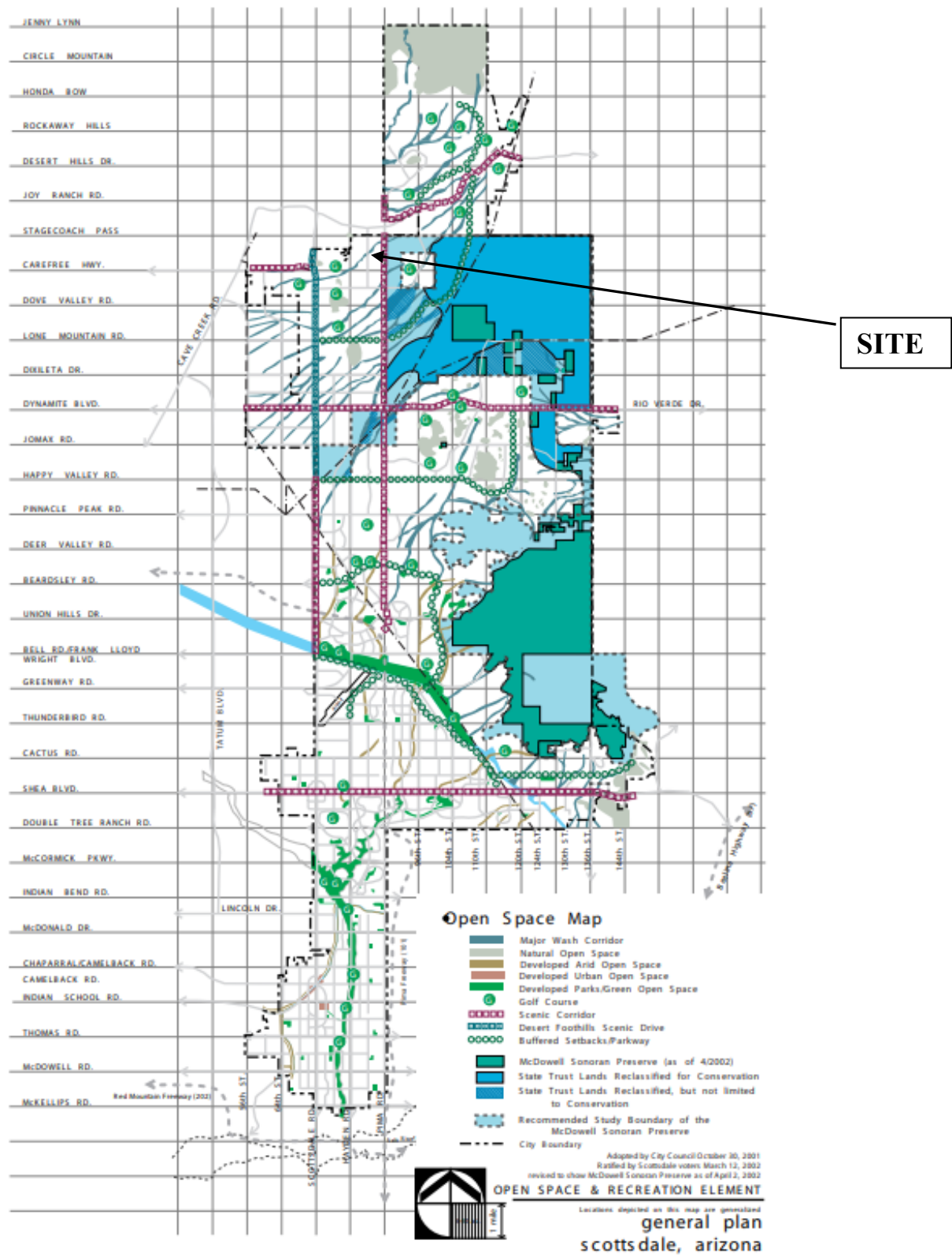
Bullet 2: Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.

Bullet 15: Preserve scenic views and vistas of mountains, natural features, and rural landmarks.

Bullet 16: Protect and use existing native plants, the design themes of character areas within which they are sited and respond to local conditions in landscape designs.

Response: The proposed development provides opportunities for passive and active outdoor recreational activities through the preservation of abundant NAOS. Approximately 48.9% (13.65 acres) of the Property will be preserved as NAOS and integrated into the residential community. This large amount of open space will have the additional benefit of preserving scenic views and mountain vistas in the area. A 50' wide Desert Scenic Corridor setback is provided along both Stagecoach Pass and Windmill Road. Additionally, as with the development envelopes, local conditions (terrain and vegetation) will be respected and have been factored into the overall site design and street layout. As noted previously, the site benefits from close proximity to the McDowell Sonoran Preserve, less than two miles to the east.

General Plan - Open Space Map



➤ **PRESERVATION AND ENVIRONMENTAL PLANNING ELEMENT**

The preservation of our community relies on a built environment that is sustainable and in harmony with the natural environment. There are several ways to accomplish this goal which include, but are not limited to minimizing congestion and pollution, encouraging green building standards and environmentally sensitive design philosophies, and maintaining meaningful, connective open space. The overarching theme of this development is the ability to create a seamless integration of natural resources, environmental quality and the lifestyle associated with this part of our community.

This zoning request is consistent with the following goals and approaches contained within the Preservation and Environmental Planning Element:

General Plan Page 132

Goal 2: Enhance the quality of life in Scottsdale by safeguarding the natural environment.

Bullet 4: Encourage developments to retain and integrate the desert ecosystem where appropriate.

Bullet 6: Preserve local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area's ecology.

Bullet 8: Maintain scenic views to preserve the aesthetic values of the area for all to enjoy and for its contribution to the quality of life for residents and visitors.

Response: The Property, in the high desert of north Scottsdale, has relatively gentle terrain, in a scenic setting. Site design and development envelope placement will respond to the terrain and environmental features of the site. The proposed home sites are respectful of the terrain, boulders and vegetation. Building design will consider the distinctive qualities and character of the surrounding context and incorporate those qualities in its design. Also, a 50' wide Desert Scenic Corridor setback is provided along both Stagecoach Pass and Windmill Road.

Goal 4: Reduce energy consumption and promote energy conservation.

Response: Future development will promote sustainable building techniques and materials, provide both natural and man-made shading, promote opportunities for energy efficiency.

Goal 9: Protect and conserve native plants as a significant natural and visual resource.

Bullet 1: Enhance, restore and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.

Bullet 2: Retain and preserve native plants to retain a Sonoran Desert character.

-and-

Goal 10: Encourage environmentally sound “green building” alternatives that support sustainable desert living.

Bullet 3: Protect and enhance the natural elements of all development sites.

Bullet 5: Use low impact building materials.

Response: The development proposal promotes a rich desert landscape palette and preservation of existing native vegetation and environmental features as part of the overall site plan design to enhance the surrounding character, minimize building mass, and integrate with adjacent properties. The development team is committed to creating a uniquely designed environment that has elegant desert responsive architecture as well as distinctive landscaping. The vision for the Property is a Southwestern residential community in a desert setting that celebrates and expands on the unique character and quality of the natural Sonoran Desert. With all landscape design initiatives, sustainable practices including water conservation and the protection/relocation of mature plant material will be followed.

Design strategies and building techniques, which reduce energy consumption and endure over time, will be utilized where feasible. Homes will embrace the desert setting through the use of Sonoran Desert-inspired building materials and desert contemporary architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated, consistent with Scottsdale Sensitive Design Principles.

➤ **COMMUNITY MOBILITY ELEMENT**

This section of the General Plan addresses mobility choices to provide alternatives to the automobile and to increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community’s quality of life. In general, the Community Mobility Element relates to protecting the function and form of regional air and land corridors, protecting the physical integrity of regional networks to reduce the number, length and frequency of automobile trips. Additionally, this section of the General Plan seeks to prioritize regional connections to safely and efficiently move people and goods beyond City boundaries, to relieve traffic congestion, to optimize mobility, maintain Scottsdale’s aesthetics, emphasize live, work and play opportunities, and to protect neighborhoods from the negative impact of regional and Citywide networks. Finally, the General Plan recognizes that there is diversity throughout neighborhoods and that each neighborhood may, in fact, have different mobility needs.

This zoning request is consistent with the following goals and approaches contained within the Community Mobility Element:

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

Response: Streets and streetscapes bordering the Property will be designed to reflect Scottsdale's high aesthetic values as streets create the first impression of the development quality and integrated design elements. Stagecoach Pass Road, Windmill Road and the internal street system will be designed to meet all City criteria.

VI. Environmentally Sensitive Lands Ordinance

Sec. 6.1011. - Purpose.

The purpose of the ESL District is to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands. Specifically, the ESL District is intended to:

- A. Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.***
- B. Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.***
- C. Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.***
- D. Minimize the costs of providing public services and facilities in ESL District areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.***
- E. Conserve the character of the natural desert. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL District areas.***

Response: The Environmentally Sensitive Lands Ordinance was established “to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands.” The proposed development upholds the ESLO in the following ways:

- Preservation of NAOS well above the required amount (32.2% or 8.99 acres required, and 48.9% or 13.65 acres provided) with a minimum 40' buffer along the western edge.
- A 50' wide Desert Scenic Corridor setback is provided along both Stagecoach Pass and Windmill Road.
- Sensitive placement of internal roadways and other improvements to complement the natural landscape.
- Preservation of undisturbed native vegetation and revegetation of areas with ESLO desert plantings where disturbed by construction.
- Protection and preservation of significant topographic features, washes, large boulder outcroppings and vista corridors.
- Protection of wildlife habitats through preservation of natural washes and connective NAOS.
- Utilization of desert appropriate architecture and materials through the integration of deep overhangs, recessed windows, indigenous building materials, and context appropriate color palette, to name a few.



Natural Area Open Space Plan

Sec. 6.1070 – Design Standards.

G. Site and Structure Development Design Standards.

1. Within the ESL:

- a. *Mirrored surfaces or any treatments which change ordinary glass into a mirrored surface are prohibited.***

Response: Mirrored surfaces and exterior building treatments that have a mirrored reflective surface will be prohibited.

- b. *Reflective building and roofing materials (other than windows) including materials with high gloss finishes and bright, untarnished copper, aluminum, galvanized steel or other metallic surfaces, shall be textured or have a matte or non-reflective surface treatment to reduce the reflection of sunlight onto other property.***

Response: Reflective building materials and roofing materials shall have a matte or non-reflective finish to reduce the reflection of sunlight.

- c. *Materials used for exterior surfaces of all structures shall blend in color, hue, and tone with the surrounding natural desert setting to avoid high contrast.***

Response: Materials used for exterior surfaces will blend in color, hue and tone with the surrounding natural desert setting in keeping with the ESLO.

- d. *Surface materials of walls, retaining walls or fences shall be similar to and compatible with those of the adjacent main buildings.***

Response: Surface materials of walls, retaining walls and fences shall be similar and compatible with those of the adjacent single-family homes.

- e. *Development design and construction techniques should blend scale, form and visual character into the natural landform and minimize exposed scars.***

Response: Development design and construction techniques will blend in terms of scale, form and visual character to the natural surround landform.

- f. *Exterior lighting should be low scale and directed downward, recessed or shielded so that the light source is not visible from residential development in the area or from a public viewpoint.***

Response: Exterior lighting will be low-scale and directed downward in conformance with the City's dark sky policies. Recessed and shielded light standards will be utilized throughout so that the light source and glare is not visible from surrounding properties.

- g. *No paint colors shall be used within any landform that has a LRV greater than thirty-five (35) percent.***

Response: Exterior paint colors will conform the maximum 35% LRV standard.

- h. *Exterior paint and material colors shall not exceed a value of six (6) and a chroma of six (6) as indicated in the Munsell Book of Color.***

Response: Exterior paint colors and materials will not exceed the value and chroma of 6 per the Munsell Book of Color.

- i. Plant materials that are not indigenous to the ESL area shall be limited to enclosed yard areas and non-indigenous plants that have the potential of exceeding twenty (20) feet in height are prohibited. A list of indigenous plants is available from the City. Outdoor community recreation facilities, including parks and golf courses shall be allowed turf as specified in Section 6.1070.G.1.j.*

Response: Plant materials that are not indigenous to the areas will be limited to enclosed yard areas and limited to no more than 20 feet in height. The developer will reference the list of indigenous plant available at the City.

- j. Turf shall be limited to enclosed areas not visible offsite from lower elevation. Outdoor recreation facilities, including parks and golf courses, shall be exempt from this standard.*

Response: Turf areas shall be limited to enclosed areas not visible to offsite properties.

- k. All equipment appurtenant to underground facilities, such as surface mounted utility transformers, pull boxes, pedestal cabinets, service terminals or other similar on-the-ground facilities, shall have an exterior treatment that has a LRV of less than thirty-five (35) percent or otherwise screened from view from the adjoining properties.*

Response: All mechanical equipment shall have an exterior treatment that complies with the maximum 35% LRV standard.

- l. It is the intent of this Ordinance to leave washes in place and in natural conditions where practical. When necessary, modifications to natural watercourses and all walls and fences crossing natural watercourses shall be designed in accordance with the standards and policies specified in Chapter 37 (Floodplain and Stormwater Regulation) of the Scottsdale Revised Code, and the Design Standards & Policies Manual. Requests to modify, redirect, or divert watercourses of fifty (50) cfs or greater flow in a one hundred-year event shall include the following:*

- i. Justification for the request.*
- ii. Plans showing:*
 - (1) That the application will result in an equal or enhanced quality of open space.*
 - (2) That any proposed wash modification will include restoration of the watercourse with vegetation of the same type and density removed for the modifications.*
 - (3) If a wash is being redirected or modified that it enters and exits the site at the historic locations, and that the result will not impact drainage considerations for adjacent properties.*
 - (4) If a wash is being diverted into a structural solution (e.g. underground pipe), that the change will not impact the drainage*

conditions on adjacent properties and will not reduce the integrity of any upstream or downstream corridor as meaningful open space.

An application for the modification of a wash mentioned above, may be granted by the Zoning Administrator subject to approval of the design solution for the drainage facilities and subject to the finding that the purpose of this overlay district (Section 6.1011.) has been achieved. However, in no event shall the provisions of this section require greater area of NAOS dedication than currently required by Section 6.1060.A., B. and C. of this Ordinance.

Response: 50+ cfs washes are present on the site and will be incorporated into the site layout. Washes will remain undisturbed to the extent possible.

ESL Amended Development Standards*

	Existing R1-190	R1-43	R1-43 with Amended Development Standards
Min. Lot Area:	190,000 SF	43,000 SF	32,250 SF
Min. Lot Width:	300'	150'	113'
Flag Lot Width			20'
Min. Front Setback:	60'	40'	30'
Min. Side Setback:	30'	20'	15'
Min. Rear Setback:	60'	35'	27'

*The amended development standards shall not apply to the perimeter setbacks, which shall conform to Sec.6.1083.E.6 and state “setbacks on the perimeter of a subdivision shall be equal to or greater than the setbacks of the underlying zoning on the adjacent parcels”.

VII. Native Plant Ordinance

Sec. 7.500. - Native Plant

Purpose. These regulations are intended to establish procedures that insure the preservation of indigenous plant materials as specified below. These specified materials are found to enhance the City's physical and aesthetic character, contribute to the preservation of the fragile desert environment by preventing erosion and providing wildlife habitat, increase valuation of real property, and provide scenic opportunities unique to this region. Preservation of these specified plant materials is found to be a part of the General Plan and is found to be in the furtherance of the public health, safety and welfare.

Sec. 7.503. - Criteria.

Protected native plants shall not be destroyed, mutilated, or removed from the premises, or relocated on the premises except in accordance with an approved native plant program required in conjunction with the issuance of a native plant permit. No native plant program shall be approved until it has been demonstrated that the following criteria have been met:

- (1) The density/intensity of development for the approved land use shall be an important element in the determination of the base requirements for plant retention and salvage. The proposed relocation program shall provide reasonable plant salvage, protection, and storage and shall insure consistency with existing neighborhood character.***

Response: Native plant protection and salvage has given special consideration as part of the site planning process for the proposed residential community. The development team has a high regard for the natural environment and preservation of native plants. The development of this property will provide meet this criterion.

- (2) The site plan shall be designed to protect and incorporate significant on-site natural amenities (i.e. aesthetic, unique, historic, etc.) and minimize the number of salvageable plants which need to be removed to allow reasonable construction on the site. These relationships shall promote and enhance the character of the native environment rather than contrast or domesticate it.***

Response: The site plan has been designed to protect and incorporate environmental features and minimize the relocation of native plants to the extent possible. The relationship of the built environment to the natural environment will be embraced and celebrated with each homesite.

- (3) A vegetation inventory and analysis shall provide a clear, comprehensive overview and listing of plant materials, their condition and physical relationships on-site so as to aid the site planning and determination of plant salvageability.***

Response: A native plant plan will be provided consistent with the City's requirements.

- (5) A conceptual analysis and design of the site revegetation and/or landscaping shall insure that the character of the project be consistent with the natural density, distribution, and maturity of vegetation on adjacent properties.***

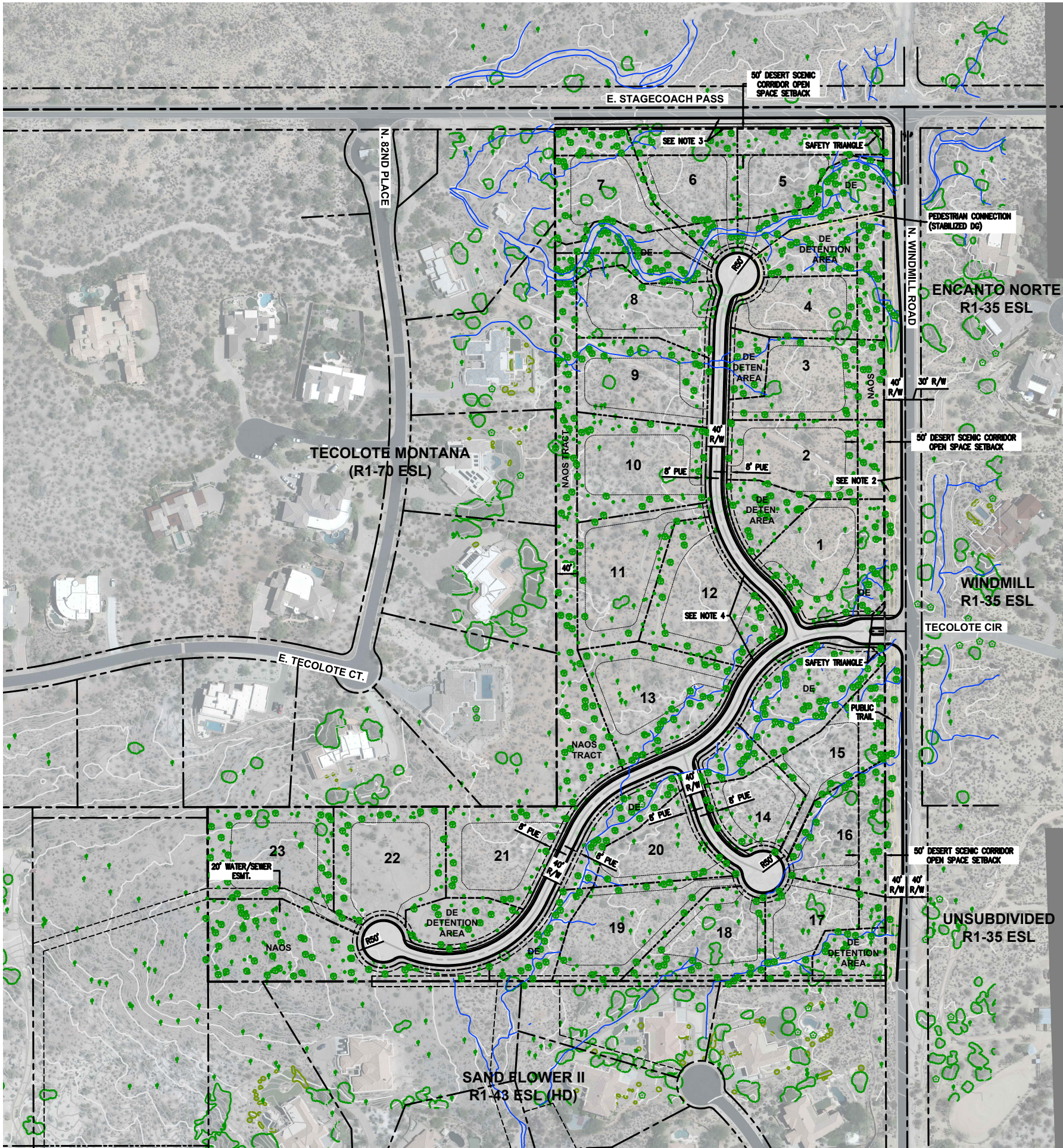
Response: The site revegetation and landscape enhancements will maintain the desert character of the area and complement the density, distribution and maturity of vegetation on adjacent properties to create a seamless transition to neighboring developments.

- (6) The native plant program shall include a relocation program for excess salvageable plants.***

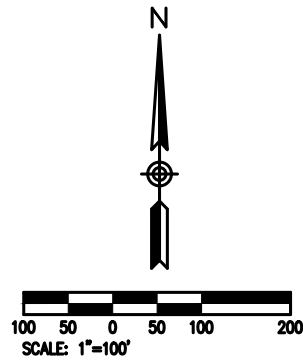
Response: A relocation program for excess salvageable plants will be provided if deemed necessary.

PLAN DATA	
GROSS SITE AREA	30.0 AC (+/-)
NET SITE AREA	27.9 AC (+/-)
EXISTING ZONING	R1-190 ESL
PROPOSED ZONING	R1-43 ESL
PROP. SINGLE FAMILY LOTS	23
PROPOSED DENSITY	0.77 DU/ GROSS AC
BUILDING HEIGHT	24' FROM NATURAL GRADE

- NOTES:
1. LOTS 7, 8, 9, 10, 21, 22 AND 23 ARE REQUIRED TO HAVE A REAR YARD SETBACK OF 45 FEET MATCHING THE "TECOLOTE MONTANA" REAR YARD SETBACK.
 2. CONSTRUCTION OF WINDMILL ROAD TO FULL LOCAL COLLECTOR CROSS SECTION, RURAL/ESL CHARACTER WITH TRAIL, DSPM FIGURE 5.3.15 IS REQUIRED. THE PAVEMENT SECTION APPROACHING STAGECOACH PASS SHALL BE WIDENED TO INCLUDE A SEPARATE NORTHBOUND RIGHT-TURN LANE AND LEFT-TURN LANE (30 FEET MIN. WIDTH).
 3. CONSTRUCTION OF STAGECOACH PASS TO FULL LOCAL COLLECTOR, RURAL/ESL CHARACTER - 24 FEET OF PAVEMENT WITH ROLL CURB ON THE SOUTH SIDE AND A 6 FOOT WIDE SIDEWALK SEPARATED FROM THE BACK OF CURB IS REQUIRED.
 4. INTERNAL STREETS SHALL BE LOCAL RESIDENTIAL, RURAL/ESL CHARACTER, DSPM FIGURE 5.3.18. A 5 FOOT WIDE SIDEWALK SHALL BE CONSTRUCTED ON AT LEAST ONE SIDE OF THE STREET AND A 6 FOOT WIDE SHOULDER SHALL BE CONSTRUCTED ON THE OTHER SIDE OF THE STREET IF NO SIDEWALK IS PROVIDED (DSPM SEC. 5.3.100; SCOTTSDALE REVISED CODE SEC. 47.21 AND 47.22; DSPM 5.3.110).
 5. DEDICATION OF A SAFETY TRIANGLE AT THE SITE ENTRANCE INTERSECTION ON WINDMILL ROAD AND AT THE INTERSECTION OF WINDMILL ROAD AND STAGECOACH PASS IS REQUIRED (DSPM 5.3.123; FIG. 5.3.27).



STAGECOACH & WINDMILL CONCEPTUAL SITE PLAN



NAOS CALCULATIONS

NET SITE AREA:	27.90 AC
TOTAL NAOS REQUIRED:	8.99 AC (32.2%)
TOTAL NAOS PROVIDED:	
DRAINAGE ESMT./NAOS	2.41AC
NAOS ESMT. (ON-LOT)	6.47 AC
NAOS TRACT	2.17 AC
REVEGETATED NAOS	2.60 AC
TOTAL	13.65 AC (48.9%)

SURPLUS NAOS PROVIDED: 4.66 AC

DISTURBED NAOS ALLOWED	4.10 AC (30%)
DISTURBED NAOS PROPOSED	2.60 AC (19.0%)

LEGEND

- DRAINAGE EASEMENT / NAOS
- NAOS EASEMENT (ON-LOT)
- NAOS TRACT
- REVEGETATED NAOS



STAGECOACH & WINDMILL
NATURAL AREA OPEN SPACE PLAN



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