



Application

Narrative

Cash Transmittal

Development Standards

Hanella Estates

Development Plan Booklet

Preliminary Plat Request and GLO Abandonment

Submitted: March 5, 2018

Revised: August 27, 2019



Owner/Developer

Ross and Joy Stuart
12481 E Shea Blvd.
Scottsdale, AZ 85259

Consultant

EPS Group, Inc.
1130 N Alma School Rd. #120
Mesa, AZ 85201
Contact: Brian Nicholls
Tel. 480-503-2250

1. Introduction and Purpose of Request

Ross and Joy Stuart desires to develop a residential community located northwest corner of the intersection of the N. 125th Street and E. Cochise Drive in Maricopa County. The site is Maricopa County Assessor Parcel Number (APN) 217-32-016. The proposed subdivision consists of four (4) single-family detached residential lots totaling an approximate 0.8 dwelling units per gross acre. Please see the Preliminary Plat for further detail and a vicinity map.

The site is approximately 5.0 gross acres of vacant, undeveloped land and is zoned R1-43 ESL. This application consists of two requests to facilitate the development of the property. The first request is for the approval of a subdivision Preliminary Plat and the second request is for review and approval of G.L.O. abandonments.

The development of this infill property will allow for additional housing opportunities for residents in an established and mature area of the City of Scottsdale. The development of this infill parcel will maximize the utilization of existing resources and infrastructure and facilitate orderly and efficient growth. The utilization of the existing infrastructure and infill development aligns with the Rural Neighborhoods designation under the City of Scottsdale General Plan.

Project Data	
A.P.N.	217-32-016
Current Land Use	Vacant/Undeveloped
Existing General Plan Land Use Designation	Rural Neighborhoods
Current Zoning District	R1-43 ESL
Proposed Zoning District	R1-43 ESL
Net Site Area / Gross Site Area	4.6 acres / 5.0 acres
Total No. of Lots	4
Residential Density (Gross)	0.8 du/ac
Open Space	1.8 gross acres

2. Description of Proposal

The site is located within the City of Scottsdale ESL overlay area. Below is a table of the standard R-43 development standards. The ESL overlay designation allows a reduction of development standards by 25%, the development will utilize the allowed reduction as needed.

Amended Development Standards		
	(Standard) R1-43	¹ Amended R1-43
Minimum Lot Area (sq ft)	43,000	32,250'
Minimum Lot Width ²	150'	112.5'
Maximum Height (ft) / Stories ³	30'	24'
Minimum Front Setback (ft)	40'	30'
Min. Side Yard Setbacks – Between Lots	20' (15')	15'
Min. Side Yard Setbacks – Next to Open Space (Per ESL overlay)	5'	5'
Minimum Rear Setback (ft)	35'	26.25'
Maximum wall height (ft) ⁴	8'	8'
Maximum wall height (ft) at 20' setback (side and rear)	12'	12'
Distance Between Buildings	40'	30'

¹ ESL overlay allow for 25% variance from standard development standard

² Includes the ability to have a flag lot, providing a minimum 20-foot lot width.

³ The maximum building height in the ESL shall be established by a plane measured vertically above the existing natural terrain elevation prior to grading; as the natural grade rises, the maximum height will rise accordingly. Small areas, with a maximum width of 25-feet, of rugged terrain inconsistent with this plane will not increase or reduce building height. The maximum building height for all buildings in single-family (R1) residential districts including the Foothills Overlay, shall be 24-feet unless exempted pursuant to Section 6.1022, per Zoning Ordinance 6.1070.B.1.

⁴ Individual lot or site walls shall be setback a minimum of 15-feet from a side or rear property lines unless the parcel is adjacent to natural area open space (NAOS) or conservation area (CA) within a separate tract as part of a master planned development or subdivision, per Zoning Ordinance 6.1071.A.4.

3. Existing Conditions

The site consists of undeveloped, vacant desert land with minimal vegetation. The site is bound by an undeveloped wash to the north. The site slopes in multiple directions due to the proximity to the wash. The general direction of the site is from northeast to Southwest. The majority of the site (proposed lots) is within FEMA Flood Zone X, the existing wash on the north portion of the parcel is within FEMA Flood Zone AE as designation per FIRM Panel 04013C1785L, effective on 10/16/2013.

4. Natural Area Open Space (NAOS)

Per Zoning Ordinance 6.1060.A.2, a minimum of 25% NAOS is required within the site. This application exceeds that standard by providing 37%. Since nearly 40% of the site is within the FEMA Flood Zone X each lot is very restricted, having to provide both adequate retention and flexible building envelopes. As such, it was found that with the unique characteristics of the site, and even with the amended Legislative Standards to help create flexibility, each individual lot cannot fit the minimum of 25% NAOS on its own. Staff has agreed that the proposed distribution can be calculated for the entire site, rather than per lot. With this we are able to exceed the minimum requirement by 12%. Please see the Preliminary Plat for the proposed distribution.

5. G.L.O. Easement Abandonment

The owner is requesting to abandon the existing G.L.O. easements that are on the parcels. The developer will dedicate an easement for the existing City of Scottsdale trail system located along the west property line. Please reference the Preliminary Plat for further detail.

6. Relationship to Surrounding Properties

The site is located within the City of Scottsdale and is currently zoned R1-43 and is located within an Environmental Sensitive Land overlay (ESL) and will remain as such. The site is bounded by single-family residences and local roadways. The proposed development has been designed to be compatible with the existing surrounding developments.

North: Shea Blvd.

South: E. Cochise Drive

East: Vacant (R1-43)

West: Residential (R1-43)

7. Location and Accessibility

The site is located at the NWC of E. Cochise Drive and N. 125th Street. The proposed development is within an established single-family subdivision. E. Cochise Drive is the main access route to and from the site. Major freeway connections are from both the Loop 101 from the west and State Route 87 from the East along Shea Blvd. The proposed lots (4), in a dead-end cul-de-sac, will produce a relatively low

amount of traffic. Please refer to the Preliminary Plat for further detail on the point of access to the development.

8. Public Utilities and Services

This application request will not adversely affect municipal and private facilities and services. The proposed development will not have an adverse effect on existing or future public and private open space, recreation, schools or library facilities. Domestic water will be provided from the existing 6" water line located on E. Cochise Dr. The four lots will have individual on-site wastewater treatment facilities (on-site septic system). Septic system design and permitting will be completed by the individual lot owners. The site is located within City of Scottsdale Quarter Section Map: 28-58.

9. Conclusion

The Hanella Estates Community will be a beautiful residential community in the City of Scottsdale. The proposed development will offer lush open spaces and homes that will be compatible with the surrounding area. The development team is committed to ensuring the creation of a high-quality neighborhood and respectfully requests your favorable consideration of the Preliminary Plat and G.L.O. abandonment requests. We look forward to working with the City of Scottsdale and proceeding with this exciting project.

LEGISLATIVE DRAFT OF AMENDED DEVELOPMENT STANDARDS

Sec. 5.104. - Property development standards.

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

A. *Lot area.*

1. Each lot shall have a minimum lot area of not less than ~~forty-three thousand (43,000)~~ **THIRTY-TWO THOUSAND TWO-HUNDRED AND FIFTY (32,250)** square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. *Lot dimensions.*

Width. All lots shall have a minimum lot width of ~~one hundred fifty (150)~~ **ONE-HUNDRED AND TWELVE AND ONE-HALF (112.5)** feet.

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

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

E. *Yards.*

1. Front Yard.

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

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

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty-five (35)~~ **TWENTY-SIX AND ONE-QUARTER (26.25)** feet.

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

F. *Distance between buildings.*

1. There shall be not less than ten (10) feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall be not less than ~~forty (40)~~ **THIRTY (30)** feet.

G. *Walls, fences and landscaping.* Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the

enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.

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

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 27, 28), 4-3-12)

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Development Application



Development Application Type:

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

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

Project Name: Hanella Estates

Property's Address: 12481 E. Shea Blvd Scottsdale AZ, 85259

Property's Current Zoning District Designation: R1-43

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

Owner: <u>Ross Stuart</u>	Agent/Applicant: <u>Jorge Villasenor</u>
Company: <u>N/A</u>	Company: <u>EPS Group, Inc.</u>
Address: <u>12481 E. Shea blvd Scottsdale AZ, 85259</u>	Address: <u>2045 S. Vineyard, Suite 101 Mesa, AZ 85210</u>
Phone: <u>ross.b.stuart@gmail.com</u> Fax:	Phone: <u>480-503-2250</u> Fax: <u>480-503-2258</u>
E-mail:	E-mail: <u>jorge.villasenor@epsgroupinc.com</u>
Designer:	Engineer:
Company:	Company:
Address:	Address:
Phone: Fax:	Phone: Fax:
E-mail:	E-mail:

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

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.




Enhanced Application Review:

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



Standard Application Review:

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

	
Owner Signature	Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning and Development Services

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

Request for Site Visits and/or Inspections

Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 309-PA-2017

Project Name: HANELLA ESTATES

Project Address: 12401 E. SHEA BLVD. SCOTTSDALE, AZ 85259

STATEMENT OF AUTHORITY:

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

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

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

Property owner/Property owner's agent: Jorge Villaseñor, EPS GROUP, INC.
Print Name

[Signature]
Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning and Development Services

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