

# JOY RANCH

## Preliminary Plat Narrative

384-PA-2018

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Prepared for:

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## Development Team

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## Purpose of Request

The request is for preliminary plat approval for the proposed Joy Ranch community. Joy Ranch is an approximately 77.6-acre site located near the northeast corner of Joy Ranch Road and Boulder View Drive. Proposed as a gated single-family residential community, Joy Ranch will feature 52 single-family residential lots with an overall density of 0.67 dwelling units per acre. 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 vegetation on site as well as to recognize the existing terrain.

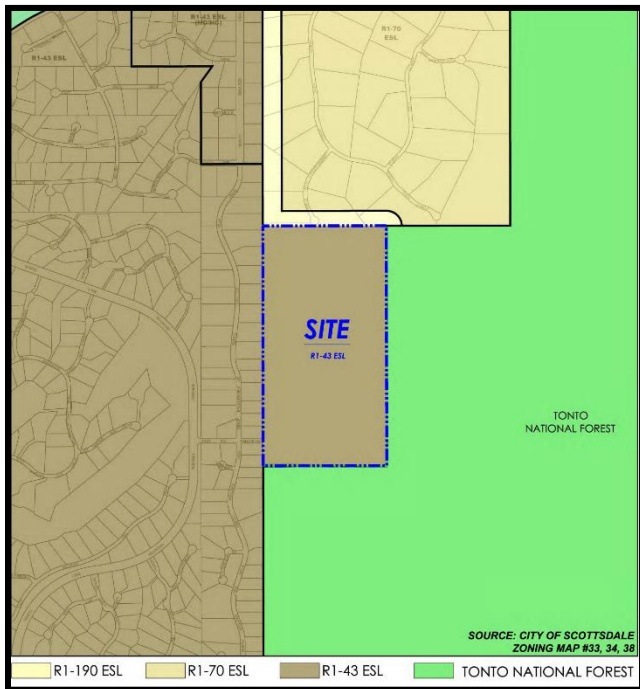
## Surrounding Context

The Property is in an area of single-family residential development. Adjacent zoning districts include developed R1-43 homesites to the west, northwest, and southwest of the Property, and undeveloped R1-70 and R1-190 zoned property to the north of the Property. The Tonto National Forest adjoins the south and east perimeter of the Property. Adjacent developments include Highpoint (previously Wildcat Hill), Mirabel and Boulder Heights.



## Zoning

Per the recently approved zoning case, 16-ZN-2018, the subject property is currently zoned R1-43 ESL. Per this request, amended development standards have been requested for the site, consistent with the site plan approved by the City Council in 2019.



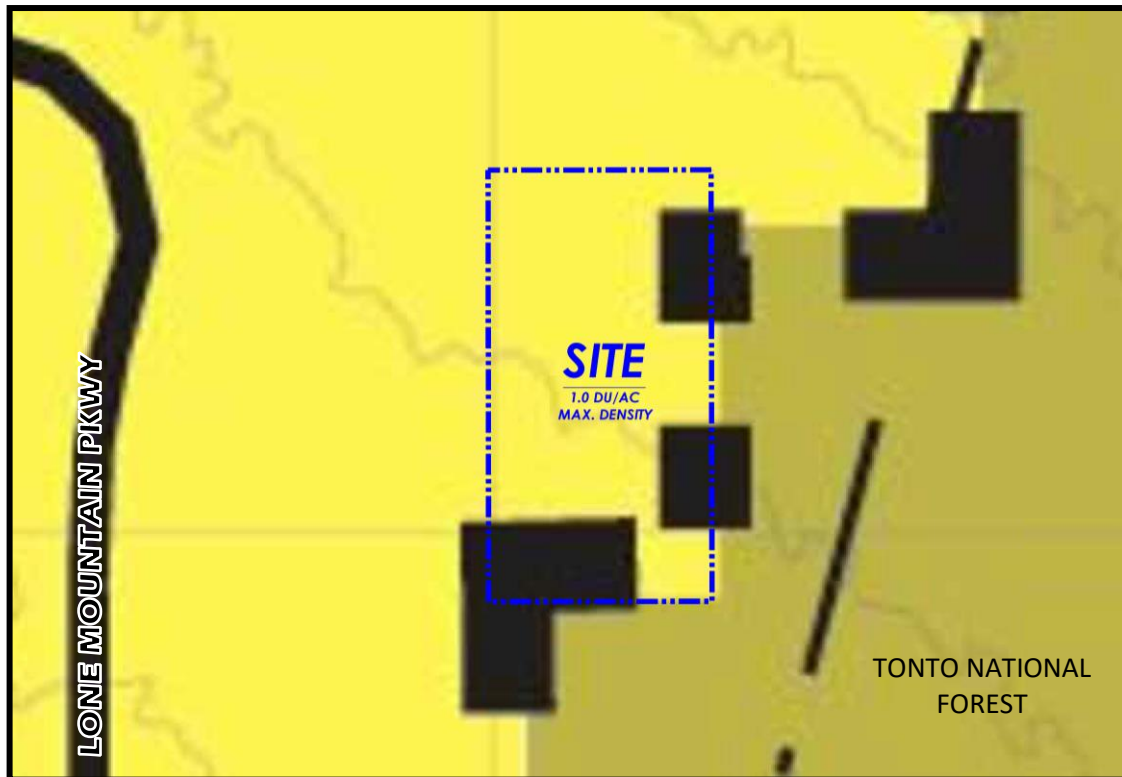
<b>R1-43 ESL with Amended Development Standards</b>	
<b>Min. Lot Area:</b>	32,250 sf.
<b>Min. Lot Width:</b>	113 ft.
<b>Min. Front Setback:</b>	30 ft.
<b>Min. Side Setback:</b>	15 ft.
<b>Min. Rear Setback:</b>	26 ft.
<b>Minimum Perimeter Setbacks:</b>	
<b>North:</b>	27 ft.
<b>East:</b>	27 ft.
<b>South:</b>	27 ft.
<b>West Adjacent to Valle Vista II:</b>	35 ft.
<b>West Adjacent to Boulder Heights:</b>	27 ft.

### Amended Development Standards

The applicant is requesting DRB approval of amendments to the R1-43 development standards for minimum lot area, minimum lot width and building setbacks. This request proposes a 25% reduction of these standards as permitted by the ESL Ordinance. The majority of lots within the community will meet or exceed the typical R1-43 ESL development standards, but this 25% reduction will give flexibility to position lots and building envelopes where they can avoid impacts to sensitive washes and native desert vegetation.

## General Plan Land Use Designation

City of Scottsdale's 2001 General Plan Land Use Map designates the subject property as "Rural Neighborhoods". At 0.67 dwelling units per acre, the Joy Ranch community is significantly below the density anticipated by the General Plan (up to 1.0 dwelling units per acre).



## Conformance with the Goals & Approaches of the General Plan

### Character & Design Element

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 large-lot residential community is a low-density residential neighborhood (0.67 dwelling units/acre) in conformance with the character type. 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 Property and desert vegetation throughout, with Natural Area Open Space ("NAOS") provided that exceeds the amount required by the ESLO by 15%.

Lot configuration, placement and orientation will be designed in a manner that respects the natural terrain and native plants and is in conformance with the site plan approved by City Council as association with case #16-ZN-2018. Additionally, the proposed development contributes to the rural desert character of its surroundings through its low-density design, abundant open space, and environmental sensitivity. In doing so, it enriches the lives of Scottsdale's citizens and promotes a safe, attractive, and context-compatible community. Low-level lighting in conformance with the city's 'Dark Skies' policy and low-scale building profiles nestled within an open space setting will minimize visual impacts to neighboring properties. Character Areas are sets of neighborhoods that share the same overall character type and often have other unifying elements that distinguish the area. The subject Property is within the Dynamite Foothills Character Area (discussed in Section IV of this narrative).

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 Lyle Anderson development will contribute towards sustaining Scottsdale's economic and environmental quality of life by representing the desert character and the developer's legacy of high-level design quality. These are qualities typically associated with North Scottsdale.

### Land Use Element

The location of the Property and the neighborhood-sensitive development goals proposed for this community create an appropriate transition with respect to development pattern, intensity and character.

The adjoining development to the west, and the non-adjoining developments to the northwest and southwest of the Property are zoned R1-43. The adjoining development to the north includes a mix of R1-70 and R-190 zoning. See the Zoning map on page 4. Accordingly, the site's R1-43 zoning is compatible with – and in many cases identical to – the surrounding land uses.

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 opportunities for the future residents in a unique desert setting while providing abundant open space and preserving view corridors to the adjacent Tonto National Forest.

As with all of Lyle Anderson's developments, the site plan for the Property has been designed with careful consideration given to the natural terrain/washes, small

boulder clusters, native vegetation and view corridors as well as to the existing built environment of single family residential to the west. Sensitive natural features will be avoided and protected to the greatest extent possible, and the integrity of natural systems maintained, as discussed throughout the Character and Design Element section. Additionally, land use transitions will be provided, as discussed in Goal 3 of this Land Use Element section. The home sites have been thoughtfully integrated with the terrain to take advantage of views and to protect significant natural features.

The proposed development is consistent with the surrounding uses and rural residential character with its proposed density of 0.67 du/ac. The developer will continue to work closely with the adjacent communities to earn their support and address any potential requests or concerns.

### Open Space & Recreation Element

The proposed development provides opportunities for passive and active outdoor recreational activities through the preservation of NAOS. Setbacks on all four sides of the Property will match, or exceed, the setbacks of adjacent properties and of the provided buffers.

A significant portion 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. Additionally, as with the building envelopes, local conditions (terrain and vegetation) will be respected and have been factored into the overall site design and street layout.

### Preservation and Environmental Planning Element

The Property, in the high desert of North Scottsdale, has variable terrain, featuring native vegetation, limited boulder clusters, and wash corridors. Washes will generally be maintained in their current alignments and, to the extent possible, native vegetation and small boulder clusters will be left undisturbed. The site design and building 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 and building design will consider the distinctive qualities and character of the surrounding context and incorporate those qualities in its design.

The developer intends to promote sustainable building techniques and materials, provide both natural and man-made shading, and promote opportunities for energy efficiency.

The development proposal promotes a rich desert landscape palette and preservation of existing native vegetation, washes and small boulder clusters as part of the overall site plan design to enhance the surrounding character, minimize building mass, and integrate with adjacent properties. Lyle Anderson is committed

to creating a uniquely designed environment that has superior architecture as well as distinctive landscaping. The vision for the Property is a residential community in a desert setting that celebrates the unique character and quality of the natural Sonoran Desert. With all landscape design initiatives, sustainable practices such as 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.

## About the Design

### Circulation

The community will be accessed directly from Joy Ranch Road. The community will be gated and will feature attractive, understated entry monumentation. This entry monumentation has been designed to establish a sense of arrival while blending with the native desert character of the site. A pedestrian gate will allow non-vehicular access into the site. Internal circulation consists of six meandering cul-de-sacs. These roadways have been designed in conjunction with the site's natural topography and environmental features. The circulation seeks to minimize wash crossings and environmental disturbance. A rural street section without paved sidewalks has been selected for this community to further reduce impacts to the natural desert.

### Home Sites

Joy Ranch has been designed to accommodate 52 single-family residential lots. Lots range in size from 32,239 to 84,612 square feet with an average lot size of approximately 41,711 square feet. Lot sizes are consistent with the R1-43 ESL zoning designation with amended development standards. On each lot, the development area has been defined by a construction envelope, as is typical for larger lots in ESL areas of North Scottsdale. The construction envelopes have been designed to give future homebuilders and homeowners a degree of flexibility in siting future homes, while minimizing impacts to the site's sensitive areas. Much of the on-lot area outside of the construction envelopes will be dedicated as natural area open space.

### Natural Area Open Space (N.A.O.S.)

The applicant recognizes the aesthetic value that open space, both natural and programed, provides to a community. Natural Area Open Space has special protections designed to ensure that the open space remains in its natural,

undisturbed state in perpetuity. Approximately 39% of the site area will be dedicated as N.A.O.S.. See below for a summary of the N.A.O.S. area proposed with this Preliminary Plat. Further detail can be seen on the N.A.O.S. plan accompanying this submittal.

N.A.O.S required per slope analysis: 26.1 ac

Max. allowed revegetated area (30%): 7.8 ac

Min. allowed undisturbed area (70%): 18.3 ac

N.A.O.S required per zoning (16-ZN-2018): 30.0 ac

*(15% increase over N.A.O.S. required per the slope analysis)*

Max. allowed revegetated area: 9.0 ac

Min. allowed undisturbed area: 21.0 ac

N.A.O.S provided with this Preliminary Plat: 30.14 ac

Revegetated area: 9.04 ac

Undisturbed area: 21.10 ac

## Conclusion

We respectfully request approval of the Joy Ranch preliminary plat as it promotes the objectives set forth by the City of Scottsdale's General Plan, Zoning Ordinance, and Design Standards & Policies Manual. The Joy Ranch community will bring additional luxury residential housing options to this area of North Scottsdale. The proposed residential community will provide for 52 new single family, large lot homesites on 77 acres in a thoughtfully designed layout that is conducive to significant open space preservation and protection of the site's most sensitive areas.