



July 22, 2021

RE: Fiesta Ranch Planned Community

Dear Neighbor,

We are a land planning and landscape architecture firm that has been working with the property owner to continue the planning of a new residential community on a 273-acre property located at the southeast corner of Rio Verde Drive and 136th Street. In January of 2020, the Scottsdale City Council approved a rezoning of the Fiesta Ranch property to allow for the establishment of up to 227 single family homes on the site (less than one home per acre overall). We are notifying all adjacent property owners about the next phase of the process that includes the preparation of the Master Environmental Design Concept Plan (MEDCP). The purpose of this planning phase is to formalize a series of master plans for the site in accordance with the approved zoning conditions and introduce design parameters that will promote the creation of a sensitively designed community.

As depicted on the Master Development Plan (and consistent with prior zoning approvals), the property will develop through a series of single-family communities that are served by existing and planned roadways. These roadways will facilitate mobility throughout the community, and to existing residents located south of the community. New streets and homesites will be sensitively located to minimize impacts to the site's existing natural washes, native vegetation, and adjacent properties. Large wash corridors and buffered natural areas along the perimeter of the community will be dedicated as open space to enhance transitions to adjoining properties. Overall, a minimum of 41% of the community will be reserved for natural open space.

If you have any questions or comments regarding these MEDCP application, please contact me by email (astedman@rviplanning.com) or by phone at (480) 994-0994. You may also contact Doris McClay who is the planning coordinator for the project with the City of Scottsdale at dmccclay@scottsdaleaz.gov or by phone at (480) 312-4214 and reference pre-application #576-PA-2018.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alex Stedman'.

Alex Stedman

RVi Planning + Landscape Architecture

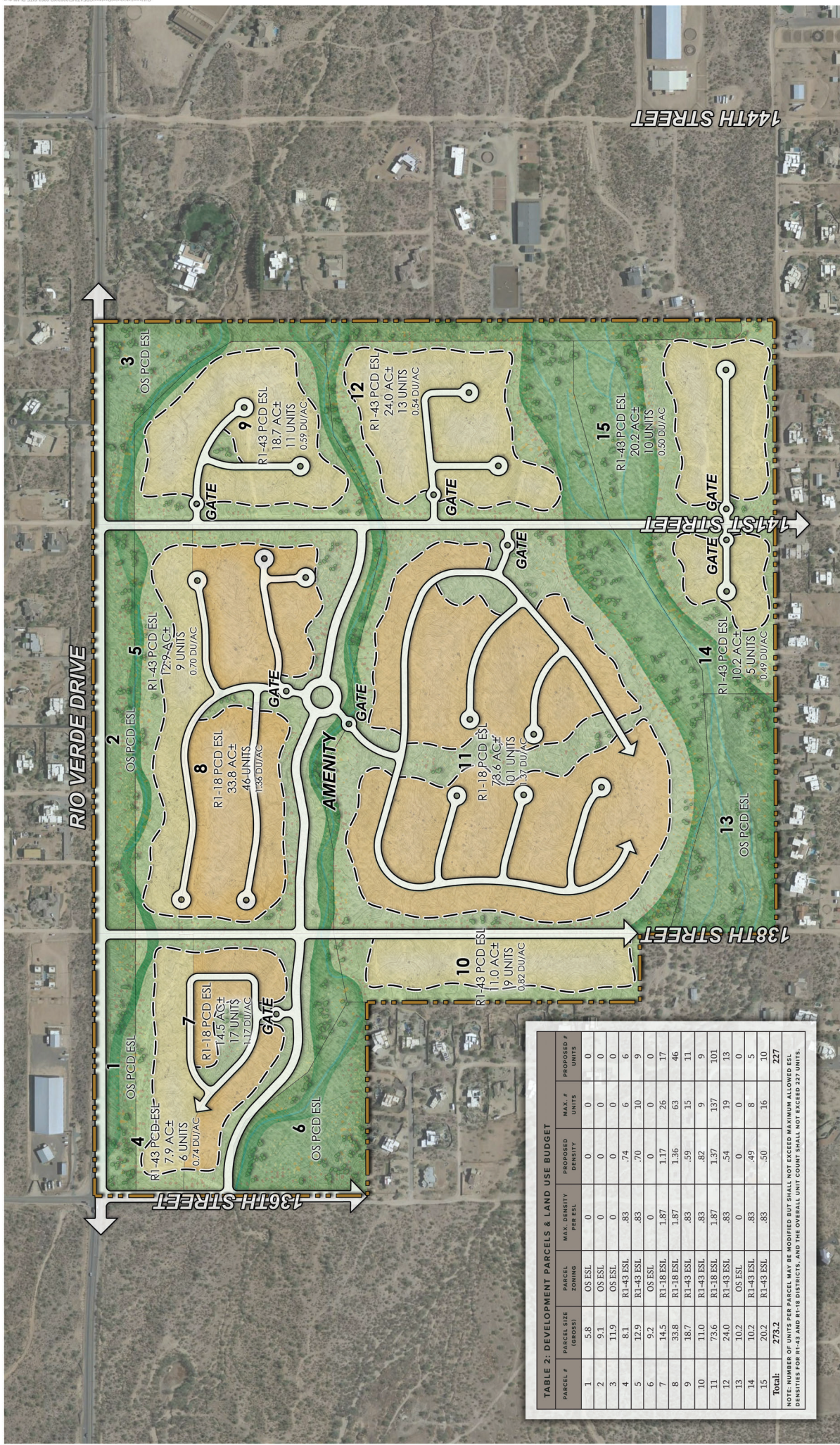


TABLE 2: DEVELOPMENT PARCELS & LAND USE BUDGET						
PARCEL #	PARCEL SIZE (GROSS)	PARCEL ZONING	MAX. DENSITY PER ES	PROPOSED DENSITY	MAX. # UNITS	PROPOSED # UNITS
1	5.8	OS ES	0	0	0	0
2	9.1	OS ES	0	0	0	0
3	11.9	OS ES	0	0	0	0
4	8.1	R1-43 ES	.83	.74	6	6
5	12.9	R1-43 ES	.83	.70	10	9
6	9.2	OS ES	0	0	0	0
7	14.5	R1-18 ES	1.87	1.17	26	17
8	33.8	R1-18 ES	1.87	1.36	63	46
9	18.7	R1-43 ES	.83	.59	15	11
10	11.0	R1-43 ES	.83	.82	9	9
11	73.6	R1-18 ES	1.87	1.37	137	101
12	24.0	R1-43 ES	.83	.54	19	13
13	10.2	OS ES	0	0	0	0
14	10.2	R1-43 ES	.83	.49	8	5
15	20.2	R1-43 ES	.83	.50	16	10
Total:	273.2					227

NOTE: NUMBER OF UNITS PER PARCEL MAY BE MODIFIED BUT SHALL NOT EXCEED MAXIMUM ALLOWED ES DENSITIES FOR R1-43 AND R1-18 DISTRICTS. AND THE OVERALL UNIT COUNT SHALL NOT EXCEED 227 UNITS.