



March 1, 2022

Development Review Board
Project Narrative

Troon North Villas
10200 E. Dynamite Blvd
Scottsdale, Arizona 85262

Project Narrative:

The proposed project, Troon North Villas, is a resort project that would be integrated into the management and service functions of the Troon North Golf Club. In response to feedback from the neighbors on previous designs, we have scaled down the building to individual villas for a more residential feeling to blend in more appropriately with the neighborhood. As a result, the nine (9) buildings would house bedrooms, living rooms and private patios. All amenities, like food & beverage and golf-related experiences would be available through the Troon North Golf Clubhouse. The maintenance of the rooms would also be operated out of the clubhouse. Eight of the nine proposed buildings would be two-stories.

Troon North Village and Troon North Golf Club have been highly respected and well-established communities in North Scottsdale for over nearly 30 years. Based on extensive demographic research, our client, MBA Development Partners, LLC, determined that there is a need that is missing in the area of Troon North that caters to the golf traveler. Our project, the Troon North Villas, will close the gap and provide the luxury experience for the clientele that frequently visit North Scottsdale on golf trips and family vacations.

This proposal is compatible with the surrounding area and the character of the adjacent residential communities in that it is well separated from nearby residential areas. The design will use materials and colors that comply with the ESL ordinance, the buildings are oriented to take advantage of city views to the west. Parking is on the surface, nestled interior to the site. This new Resort falls under the category of R-4R HD/HC and its clientele will also partake in the membership benefits that the golf club offers.

The proposed construction is a new build composed of 9 buildings arranged into 31 resort units. This site has a long history and this is actually the fourth DRB application with two prior approved cases being 89-DR-1995 and 48-DR-2007. This proposal is in line with the R-4R HD/HC zoning as approved in cases 28-ZN-1989, 45-ZN-1990, 3-ZN-1994 and 43-ZN-1994. The overall architectural design is consistent with the concepts and scale of development embodied in case 48-DR-2007, with a similar footprint and design approach. The case includes a request to change from the Hillside Development (HD) regulations to the Environmentally Sensitive Land overlay regulations.

The building design style compliments the existing clubhouse and embraces the desert landscape. The design gestures and elements are timeless and encompass the vision of North Scottsdale, more specifically Troon North in the careful placement of the buildings between the wash and the Clubhouse to capture the stunning views of the city to the southwest and the mountains to the northeast.

This site is parcel #6 within the overall Parcel V1/V2 (V) within Troon North and is connected to the other parcels within V1/V2 (V) by an overall density cap of 424 resort/residential units. The R-4R zoning district allows for either residential or resort units or a combination of such units. Except for the golf clubhouse site and one small tract, the other parcels have been recorded and built to their fullest physical capacity.

There has been a continuous intent for the Troon North zoning to achieve a resort use in conjunction with the golf courses since 1985.

The net area of the parcel is 111,514 square feet (2.56 acres) while the gross area of the site is 138,117 square feet (3.17) acres. Given the density allowed for this site (15 units per acre), we will have 31 units.

In response to the previous feedback from the neighbors and HOA, the parking has been neatly tucked to the interior of the site and majority is out of sight. Another gesture in response to the comments was to preserve the existing curb cut at White Feather Lane to maintain the axis with the neighborhood across the street. The northern access is for "entry only." An additional entry drive has been added to the south due to comments from the Fire Department, as onsite access is required for emergency vehicles for life safety purposes. Parking will consist of 31 spaces, including 2 Accessible spaces. The internal site circulation to the clubhouse is by access of sidewalk, a new internal cart path and the existing cart path has been relocated due to drainage requirements. The site will be heavily planted with native plants along White Feather Lane, as well as relocating existing boulders and vegetation to buffer the Villas from the driveways and existing residences.

Some of the key points regarding the proposal:

- a. Over 40,000 square feet (just under an acre) will be preserved and set aside as natural open space at the north end of the property.
- b. The proposed building will be approximately 150 feet southeast of the nearest unit in the Golf Villas at Troon North plat, over 330 feet south of the nearest unit in the Stonedge at Troon North plat, about 175 feet east of the nearest unit in the Ridge at Troon North plat, over 310 feet north-northeast of the nearest unit in the On the Green at Troon North plat and about 180 feet southwest of the clubhouse.
- c. The parking is placed internal to the site, thereby out of sight from adjacent property or street.
- d. The proposed driveway is consistent with previously approved locations and across from an existing driveway.
- e. By being integrated with and oriented toward the golf course, it is anticipated that fewer trips will be headed to the golf clubhouse since a portion of the tee times will be taken by guests at the resort. As well, guests at the resort likely will use the food service amenities in the clubhouse and can access them by walking or cart, thereby further reducing potential trips to the area and offsetting any additional traffic generated by the resort. This should also free up parking spaces at the clubhouse site.
- f. The proposal will comply with the ESL standards for colors and materials, landscaping materials and lighting. This would not directly apply under the current zoning status.
- g. In terms of topography this site lies in a bit of a bowl tucked against a prominent boulder outcrop. The area of proposed development has gently rolling topography that ranges from 2540 feet to 2550 feet in elevation. The boulder outcrop to the northeast of the building site runs the length of the building site and rises from a base elevation of about 2550 feet to around 2585 (most of the ridge is at about 2580 feet). The entry drive to the south and southeast of the site rises from about 2448 feet in elevation to around 2564 feet in elevation (about a 16-foot rise) and tends to block views to the southeast.
- h. All building maximum heights are within the allowable 30 feet above lowest natural grade criteria.

Review Criteria:

1. Describe how the proposed development is consistent with the Character and Design Chapter of the Scottsdale General Plan, the Zoning Ordinance, any pertinent master plan, scenic corridor guideline, or streetscape guideline.

Response: The Troon North Villas are a part of a master plan within the greater master plan of the Troon North development. Beginning in the mid-1980s this parcel has been identified as a resort/residential property and based on such historic policies as the Golf Course Policy there has been a strong intent to provide a resort use in conjunction with the golf course at Troon North. This has traditionally been reflected on the General Plan as well. Previously approved DR cases have included both residential and resort land uses. This proposed development follows the same standards and design guidelines as were approved in the 2007 case, 48-DR-2007. The architecture will complement the existing clubhouse building with materials and color. Landscape will also follow the standards as set forth for Environmentally Sensitive Land.

Having resort rooms on this site actually will honor the original commitment when the golf course was allowed that the Troon North golf course would be part of a tourism activity that would generate additional revenue and benefit to the community. A golf course policy approved by the City Council in the late 1990s later solidified this intent of the city in regards to any new golf courses that might seek approval

2. Explain how the proposed development will contribute to the general health, welfare, safety and convenience of persons residing or working in the vicinity.

Response: Walkways serving the site are meandering with soft textures, and native trees and plants are sprinkled throughout. The on-site walkway facilities will be integrated with the cart path that runs along the south and east side of the site. Pedestrian circulation is well thought out, as the landscape creates a sense of intimacy and privacy. For the most part, residents in the area use either the local streets or the internal sidewalks for pedestrian access.

3. Describe the spatial relationship that will exist between the nearby structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context.

Response: The redeveloped design of the project consists of nine buildings with private entries. There is adequate parking and circulation area for the local ingress and egress traffic, sidewalks and fire department. Natural Area Open Space has been provided on the northwest portion of the site. The existing Clubhouse is within walking distance of the resort. As noted above, the proposed buildings are well setback from nearby buildings and the majority of the windows are predominantly oriented toward the golf hole to the southwest or the boulder outcrop to the northeast.

4. Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas.

Response: As noted in the response for #3, the parking and circulation is primarily internal to the site. The driveway on the northwest side, follows the existing curb cut with minor modifications due to Transportation criteria. Paths are lit within the City of Scottsdale Design Guidelines. This intimacy encourages low speed, pedestrian traffic, and the occasional golf cart. Any large scale loading and service are exclusive to the nearby clubhouse, which keeps the oversized trucks separate from guests. The cart path indicated on the proposed site plan connects directly with the existing cart path that leads to the Clubhouse from the interior of the site. The existing cart path, has been slightly shifted; however, this allows the guests more convenient access to the Clubhouse, which is the managing entity of the site, than going onto the main street and around the exterior perimeter of the site.

5. Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.

Response: The overall architectural design of the building complements the existing clubhouse building with a similar style and materials. The goal is to achieve balanced architecture; therefore, rather than breaking up the already well-established palette; utilizing what is there. The native landscape character is influenced by the surrounding desert.

6. Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, appurtenances and utilities.

Response: The mechanical units that are mounted on the roofs will be screened from view with architectural elements so as to not draw attention. All ground-mounted equipment will also be fully screened from view in a mechanical yard. Equipment will be consolidated as much as reasonably possible in order to reduce utility components throughout the site.

7. Describe how the proposed development is consistent with the Sensitive Design Principles, pertinent Architectural Design Guidelines and other design guidelines.

Response: The design conforms to the Environmentally Sensitive Lands Ordinance in this particular district. The landscape design will use a drip irrigation system consistent with the sensitive design principles. The hardscape will utilize a neutral color theme that compliments the architecture. Paint colors and other finish materials meet the required Light Reflectance Value for this location. The large overhangs at the patios, balconies and walkways provide multiple levels of shade and shadow across the

buildings. Having the limited surface parking with integral landscape means that this function will not greatly contribute to heat gain in the area. Overall, the design encourages an indoor-outdoor environment that encourages the occupants to embrace and appreciate the unique setting of this site.

8. If the proposed development is located within the Environmentally Sensitive Lands (ESL) district, explain how the proposed development complies with the recommendations and guidelines that are described in the Environmentally Sensitive Lands (ESL) ordinance.

Response: The project is for Resort use which is consistent with the allowable use for this district. The Natural Open Space requirements have been provided as required in the proposed site design. Combining the underground parking, ESL compatible colors and materials, ESL compatible lighting, and providing ESL compatible landscape materials brings this proposal into the character and intent of the ESL ordinance and guidelines.

9. If the proposed development is located within the HP, Historic Property district, then describe how the proposed development has utilized any unique or characteristic architectural features throughout the design of the project.

Response: This proposed development is not located in the Historic Property District.

10. If the proposed development is located within the Downtown District, then describe how the proposed development has incorporated urban character and pedestrian orientation throughout the design of the project.

Response: This proposed development is not located within the Downtown District.

11. Old Town Scottsdale.

Response: This proposed development is not located within the Old Town Scottsdale District.

12. Location of Artwork.

Response: This proposed development is not required to participate in the Cultural Improvement Program or Public Art Program.