

Sonoran Sky

Submitted by Kimley-Horn on behalf of Toll Brothers

1st Submittal – September 2021, Revised – December 2021

Preliminary Plat Narrative

Introduction

This preliminary plat application looks for re-approval of the Preliminary Plat application (3-PP-2006#2) for Sonoran Sky, an approximately 41.21-acres (APN's: 217-09-19b, -019c, -019d, -019e) site, located between N. 122nd and N. 124th Street alignments and between E. Paraiso Drive and E. Pinnacle Peak Road. The entire property, currently zoned R1-130 ESL, is undeveloped and is surrounded by the Sereno Canyon residential community (R-4R ESL and R1-130 ESL) to the north, the McDowell Sonoran Preserve (R1-130 ESL) to the east, the Estates at Miramonte residential community to the south and Troon Highlands (R1-18 ESL) and vacant land (R1-130 ESL) to the west.

The City of Scottsdale General Plan 2001 Conceptual Land Use Map designates the subject property as Rural Neighborhoods. Within the Rural Neighborhoods category, land uses typically include areas of relatively large lot single-family neighborhoods or subdivisions. Proposed at a density of 0.31 dwelling units per acre, this community would be consistent with the densities in Rural Neighborhoods, which are usually one house per acre (or more) of land.

This proposed Toll Brothers community is planned to be a high-quality, upscale neighborhood consistent with the surrounding development. This proposed resubmittal would look to update the previously approved 13-lot single-family residential plan to meet current City of Scottsdale standards while moving the proposed entry to take access from Toll Brothers adjacent Sereno Canyon development, to the north, lessening the impact to the surrounding neighborhoods and wash corridors. Overall, this proposed community looks to take advantage of north Scottsdale's continued growth along with the amenities and viewsheds of the McDowell Sonoran Preserve and the surrounding Sonoran Desert.

Site characteristics

Located on the lower slopes of the McDowell Mountains, the site enjoys panoramic vistas to the north, Verde River Valley, Four Peaks and Troon Mountain.

On-site, a series of prominent boulder features and a significant wash corridor add to the dramatic setting of the property and promote the unique natural character of the area, the site generally slopes downward to the north with a ridge that splits the drainage on the site to the southwest and northeast, interwoven with rolling landforms and minor watersheds. As a result, the property hosts a diversified palette of mature plant species, particularly within the wash corridor area.

Amended Development Standards

The preliminary plat request was accompanied by a request for amended development standards or ADS subject to approval. As part of the Development Review Board application and preliminary plat process these ADS will need to be approved as stated in Section 6.1083 of the Environmentally Sensitive Lands ("ESL") ordinance. The proposed development plan outlined in the following section provides justification for the ADS. These ADS are proposed to enhance & preserve the existing natural features on the site. The ADS will allow for the proposed lot area and lot width reductions to accommodate appropriate building areas where steep natural slopes and existing washes bisect the site. The lot areas will be reduced in compliance with the amended development standards and proposed development envelopes will be intentionally placed to maximize the natural open space throughout the community. Overall, these strategically placed development envelopes will contribute to an additional 1.13 acres of Natural Area Open Space ("NAOS"), throughout the site, which will be dedicated above that of the base requirement (22.64 ac.).

Development Plan

The applicant is proposing a site plan that emphasizes a sensitive design approach that began with the identification of sensitive and significant natural features using analysis tools such as aerial photography, topographic mapping, slope analysis and on-site visits. The conceptual site planning of the property began with outlining areas suitable for improvement and reducing encroachment into the most sensitive portions of the site. Site elements of highest sensitivity such as major boulder features, significant watercourses, areas of extreme slope, concentrated vegetation and ESLO hillside landform boundaries were taken into account and, to the best of our ability, avoided. The resulting proposed 13-lot subdivision sensitively integrates within the natural context of the site and protect the areas of highest environmental value.

The previous applicant worked diligently with City Staff during the initial application to establish local street alignments and development envelope delineations in suitable locations within the existing terrain. This re-approval looks to respect these considerations with minor updates to accommodate Toll Brothers

specific high-quality product. The projects previously approved gated access point, off of Paraiso Drive, has been removed and primary access will be taken through the Toll Brothers Sereno Canyon community. These streets will remain private, consistent with the previous approval.

The slope analysis for the site requires an overall NAOS requirement of 22.64 acres. Sonoran Sky has committed to dedicating 23.77 acres of NAOS, or 57.6% of the site. A maximum of 30% of the total NAOS will be revegetated NAOS and will be located adjacent to disturbed areas such as development envelopes and infrastructure. The remaining +/-70% of the NAOS will be undisturbed.

Scottsdale's Six Guiding Principles

Sonoran Sky recognizes and supports the six "guiding principles" of Scottsdale's General Plan listed below and recognizes their importance in Scottsdale development.

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

Approval of the Sonoran Sky Preliminary Plat, with proposed amended development standards, will conform to the guiding principles in the following ways:

1. Preserve Meaningful Open Space
The City of Scottsdale has demonstrated its commitment to open space through its adoption of the ESL ordinance, commitment to desert scenic roadway buffers, and preservation of the nearby McDowell Sonoran Preserve. Sonoran Sky's location will allow residents to be a direct benefactor of this commitment. Additionally, Sonoran Sky looks to continue the commitment Scottsdale has made to open space, through the proposal to incorporate generous native buffers while preserving +/- 57% of the site as Natural Area Open Space.
2. Enhance Neighborhoods
North Scottsdale has an exclusive neighborhood model of desert living. This model places residents in areas to take advantage of local recreational opportunities and viewsheds of beautiful surrounding mountain vistas while still being within convenient access to urban comforts & amenities. The plan complements existing land use pattern

and will provide residents to enhance and build relationships with the surrounding community.

3. Seek Sustainability

Scottsdale's commitment to sustainability is demonstrated by Sonoran Sky's low density, low impact proposal. The Project incorporates existing roadways for access and installed utility infrastructure along with added low water use landscaping to enhance the native desert vegetation, all contributing to a successful and sustainably beneficial development.

4. Support Economic Vitality

With the development of Sonoran Sky, the increase in residents along with the increasing demand in the area will allow residents to both explore new business and entrepreneurial opportunities and strengthen the local economy and local businesses through increased patronage.

5. Advance Transportation

Scottsdale's land patterns and priority on transportation corridors will continue to be supported through this development. Sonoran Sky will utilize and improve existing infrastructure from the adjacent Sereno Canyon development to create integrated transportation solution.

6. Values Scottsdale's Unique Lifestyle and Character

Sonoran Sky encourages a lifestyle that Scottsdale residents can appreciate and enjoy. Residents will be able to enjoy mountain views, take advantage of local outdoor recreation opportunities, and enjoy in nearby fine dining and shopping experiences. These traits are the foundation for Scottsdale's unique desert character and aspirational lifestyle.

Development Review Board Criteria

- 1) The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

Response: The Sonoran Sky development is in substantial conformance with Scottsdale's General plan Land Use designation of Rural Neighborhoods. By developing under the existing zoning (R1-130 ESL) and the Rural Neighborhoods designation, Sonoran Sky will be consistent with similar surrounding residential uses with emphasis on native Sonoran Desert settings and the preservation of view corridors enhanced by the required low building heights. The proposed overall 13-lot community will complement the surrounding developments by maintaining a low density of 0.31 dwelling units per acre (du/ac), less than a third of the allowed maximum 1 du/ac density allowed by the General Plan, while surrounding the

proposed building envelopes with natural open space vegetation. The preservation and incorporation of natural washes and desert materials is consistent with the existing neighboring area's character.

- 2) The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

Response: Sonoran Sky has been designed in a cohesive mindset and aesthetic as it becomes an extension of the existing Sereno Canyon master plan. Special care has been taken in the placement of development envelopes, natural area open space, and vegetation screening opportunities. The design selections enhance the relationships between homes, the native open spaces, and topography creating a desirable community that adds to the design characteristics of the surrounding neighborhoods.

- b. Avoid excessive variety and monotonous repetition;

Response: Toll Brothers is offering a unique new product line for this development that will build of the character and success of the Sereno Canyon community while complementing the surrounding Sonoran Desert. Additionally, the natural variation in landscaping and topography existing on site will provide for a one-of-a-kind character from lot to lot. The community will be related and united together through the blend of high-quality architectural character that will balance the neighboring desert environments and existing neighborhood.

- c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

Response: The design of the building envelopes, consistent with the R1-130 ESL zoning district, incorporates large front and rear setbacks that encourage residents to enjoy and interact with Arizona's unique year-round climate and environment. The landscaped areas will be representative of the Lower Sonoran biome and will blend effortlessly in with existing natural vegetation creating a cohesive outdoor character and shading opportunities through vegetation and hardscape materials.

- 3) Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: Sonoran Sky can be accessed through the existing Sereno Canyon community with its primary access being from Ranch Gate Road and 128th Street. Utilizing these existing and previously planned gated entries will provide the community with full and safe access. Additionally, the 13-lot community is not projected to significantly increase traffic on existing surrounding streets.

- 4) If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: All mechanical equipment, appurtenances, & utilities will be screened by the quality architectural theme of the community. Trash receptacles will be maintained by the homeowner and only seen on the street during pick up hours.

Conclusion

The reapproval of this preliminary plat does not negatively impact any of the overall characteristics of the original approval. The improvements made to provide additional Natural Area Open Space (NAOS) and the new access point, provided through Sereno Canyon, will be a benefit to the surrounding neighbors and community.