

Sonoran Sky

Submitted by Kimley-Horn on behalf of Toll Brothers

Pre-Application Narrative

This pre-application request looks to discuss the proposed 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.