



**Happy Valley 10  
Project Narrative  
Preliminary Plat and Wash Modification  
7801 E. Happy Valley Road, Scottsdale, AZ  
APN# 212-07-178 728-PA-2018  
June 26, 2020**

**OWNER**

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**APPLICANT**

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**I. PROJECT DESCRIPTION**

The Subject Property is located on the south side of Happy Valley Road west of Hayden Road. The parcel is roughly square in shape, and the north property line abuts the south side of the Happy Valley Road right-of-way. The Rawhide Wash runs across the eastern portion of the parcel, and the west side is bounded by the completed Pinnacle Reserve East subdivision. The Subject Property is currently undeveloped and zoned R1-43 ESL.

The project consists of a single Maricopa County parcel (212-07-178) and has an approximate area of 399,702 square feet or 9.18 acres. Buildable area on the site is limited to the westerly half of the property due to a large wash (Rawhide Wash) that flows through the easterly portion of the site, from north to south, after it crosses over Happy Valley Road.

**II. ADJACENT PROPERTIES**

The Subject Property is bound as follows:

- The northern property line is bounded by the Happy Valley Road right-of-way and beyond that is a section of undeveloped land zoned R1-43 ESL which is owned by the Arizona State Land Department (Section 2, Township 4 North, Range 4 East), of which a large part is covered by the Rawhide Wash floodplain.
- The Rawhide Wash lies immediately to the east and the entire eastern property line is bordered by parcel 212-07-002C, which is the site of a single finished home. This property is zoned R1-43 ESL.
- A large portion of the southern border is in the Rawhide Wash, and the entire adjacent eastern side is a single lot and finished home zoned R1-43 ESL.
- To the west are the NAOS tracts for the Pinnacle Reserve East subdivision (also zoned R1-43ESL).

### **III. PROJECT REQUEST**

The Owner wishes to use the Preliminary Platting process to subdivide and ultimately develop four home sites. These lots will be accessed by a new north-south street that will intersect Happy Valley Road to the north along the 77<sup>th</sup> Way alignment, and terminate in a cul-de-sac a short distance to the south. Lot driveways will connect to the Project’s new street, and not to Happy Valley Road. Water, sewer, and dry utilities will be brought from Happy Valley Road through the subdivision entry, and no service connections are planned from adjacent subdivision properties or from across the wash. There will be no roadway, utility, or easement connections to any of the adjacent parcels, and no other offsite improvements related to the development of this parcel. It is anticipated that there will not be any improvements to Happy Valley Road where it abuts the Subject Property.

One of the lots will utilize a flagged driveway in order to increase the lot width at the front-yard setback. The Applicant also requests that Amended Development Standards be approved that will decrease the minimum lot width from the required 150.’ to 120.’ This is consistent with the lot design of other completed subdivisions adjacent to the Subject Property, which are also zoned R1-43 and have lot widths that range from 95’ to 150.’ With the approval of the requested Amended Development Standards, rezoning the property will not be necessary.

The proposed development of the Subject Property is consistent with the surrounding residential developments and meets the R1-43 zoning requirements. The proposed density of 0.43 dwelling units per acre is far less than that of the surrounding residential properties and is also consistent with its Rural Neighborhoods land-use category on the General Plan. As recommended in the General Plan the development plan for this parcel emphasizes large-lots and single-family housing of one home or more per acre. Acres of natural desert open space (nearly 50% of the original parcel area) has been preserved along with abundant native desert vegetation and important environmental features. The lots are also clustered into one corner of the parcel to encourage the preservation of desert vegetation, washes, and open space.

The subdivision design also maintains a forty (40) foot buffered setback along Happy Valley Road. (Happy Valley is a designated Buffered Setback Parkway in the Transportation Master Plan, and the forty (40) foot landscape buffer within the NAOS easement is consistent with the recommendation of that report.) It should also be noted that the Subject Property does not fall within the Foothills Overlay or any other specifically categorized planning areas or conservation areas.

### **IV. DESIGN CONSIDERATIONS/DESIGN FEATURES**

The chief consideration in the design of this subdivision was the large natural drainage flowing northeast to southwest across the property. For this reason, prudent development allowed only for the development within the westerly portion of the Property. In the final configuration, four lots were clustered in this location, and the decision was made to raise these lots out of the floodway rather than to use flood/retaining walls that might have accelerated the flows and increased erosion on adjacent downstream parcels. (This fill area will be revegetated outside of the building envelopes.)

The new right-of-way (77<sup>th</sup> Way) will be public and not private, and there will be no entry features, hardscape elements (accent walls, mail-kiosks, decorative concrete, etc.) or landscaping at the intersection of 77<sup>th</sup> Way and Happy Valley Road or along the new roadway.

Sensitive design concepts considered during the subdivision design process include:

- Decreased density
- Large lots
- Large and contiguous open space areas
- Clustered homesites
- Protected view corridors
- No channelization of wash

The entire property for this project lies within the Lower Desert landform. As previously stated, the Subject Property, as well as the surrounding properties, slopes gently from northeast to southwest, and there are no defined slopes or hillsides. The majority of the site is covered by a lattice of washes and deposited alluvium, and there are no exposed boulders, rock formations or bedrock as might be seen in some of the upper desert landforms, and subsequently, there are no unstable slopes or boulder-roll that would limit the constructability of the Property. Soils vary from loose and compact sand to clayey surface conditions. Vegetation is moderately-dense, with the majority of plants being indigenous trees (Ironwood, and Palo Verde) and large brush such as Catclaw Acacia and Desert Hackberry, and a few Saguaro and Barrel cacti.

## **V. WASH MODIFICATION**

A request is also being made for the approval of an Environmentally Sensitive Lands Ordinance (ESLO) Wash Modification to allow development within a portion of the floodplain. This application will run concurrent with the Preliminary Plat.

The current design plan is to raise the lot/pad elevations at the edge of the floodway above the maximum water surface elevation at peak flow. This will be done with berming that reflects the natural grade contours and flowlines of the floodway embankment. These fill areas will be revegetated using a plant palette and density identical to the current surrounding environment, and in addition a temporary watering system will be used within the revegetated area to ensure that the new plant material becomes established and that it will provide necessary erosion protection. A large portion of the wash on the east side of the Subject Property will remain undisturbed. Any portion of the original parcel not used as right-of-way, or not needed to meet the minimum lot sizing requirements of R1-43 zoning, would be dedicated as a drainage easement and NAOS tract.

The entire property is within a FEMA AE zone. Finished pad and finished floor elevations have been determined that will remove all improved areas from the flood plain. While the previously discussed berming will delineate the pad elevations along the flowline of the wash, side lot retaining walls may also be necessary wherever the elevation changes significantly (more than 1.5') from lot to lot, and it is expected that these walls would be constructed with the individual lot improvements.

### **A. Alternatives Considered**

The size of the parcel should allow nine to ten homesites, but the restrictions of the wash allow only a limited number of lots in a specific location. Once it was decided not to rezone the property to increase the density, alternatives were limited to lot number, grouping, and storm water control. While there was some consideration given to building a network of floodwalls adjacent to the channel, SEG's strategy was to instead use natural means to control the inundation of the building sites in order to minimize the acceleration of the flows and possibly increase the subsequent erosion of the banks of the downstream channel.



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