

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: June 16, 2022
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

**Sonoran Sky Replat
3-PP-2006#3** | Request for re-approval of a preliminary plat to establish a 13-lot residential subdivision, including amended standards, on a +/- 40-acre site.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Key Issues

- Final Plat shall require the approval of associated abandonment case 1-AB-2009#2

Items for Consideration

- Conformance with Development Review Board Criteria
- Integration of Sensitive Design Principles
- Environmentally Sensitive Lands Ordinance
- Site is located within the Dynamite Foothills Character Area
- McDowell Sonoran Desert Preserve bounds the property to the east and farther south of the site
- Staff received communication requesting information of the preliminary plat request

BACKGROUND

Location: Between the N. 122nd Street and N. 124th Street alignments, and between E. Paraiso Drive and E. Pinnacle Peak Road.

Zoning: Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL)

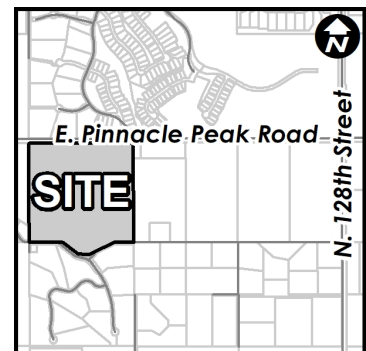
Adjacent Uses

North: Sereno Canyon Resort Community, zoned R-4R/ESL and R1-130/ESL

East: McDowell Sonoran Preserve, zoned R1-130/ESL

South: Estates as Miramonte and McDowell Sonoran Preserve, zoned R1-130/ESL

West: vacant land and the Troon Highlands Estates subdivision, zoned R1-130/ESL



Property Owner

Elizabeth Belsher
Greg Belsher
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Applicant

Zach Hill
Kimley-Horne
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Architect/Designer

Jeff Denzak
Swaback Partners
(480) 367-2100

Engineer

Zach Hill
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(602) 313-7206

DEVELOPMENT PROPOSAL

The request includes the replat of a subdivision previously approved twice by the Development Review Board. The request will establish a thirteen-lot (13) subdivision community. The request is associated with a proposed abandonment application (1-AB-2009#2).

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. The request provides additional Natural Area Open space, and requests amended development standards for minimum lot width and net lot area – not for setback requirements. For a detailed analysis of the Criteria, please see Attachment #4.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City’s goal of sustainability including preservation of Natural Area Open Space (NAOS), landscape of low water use plant species, and will further protect the large desert wash located in the southwest portion of the site.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Sonoran Sky development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

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APPROVED BY



Jesus Murillo, Report Author

June 1, 2022

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
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6/6/2022

Date



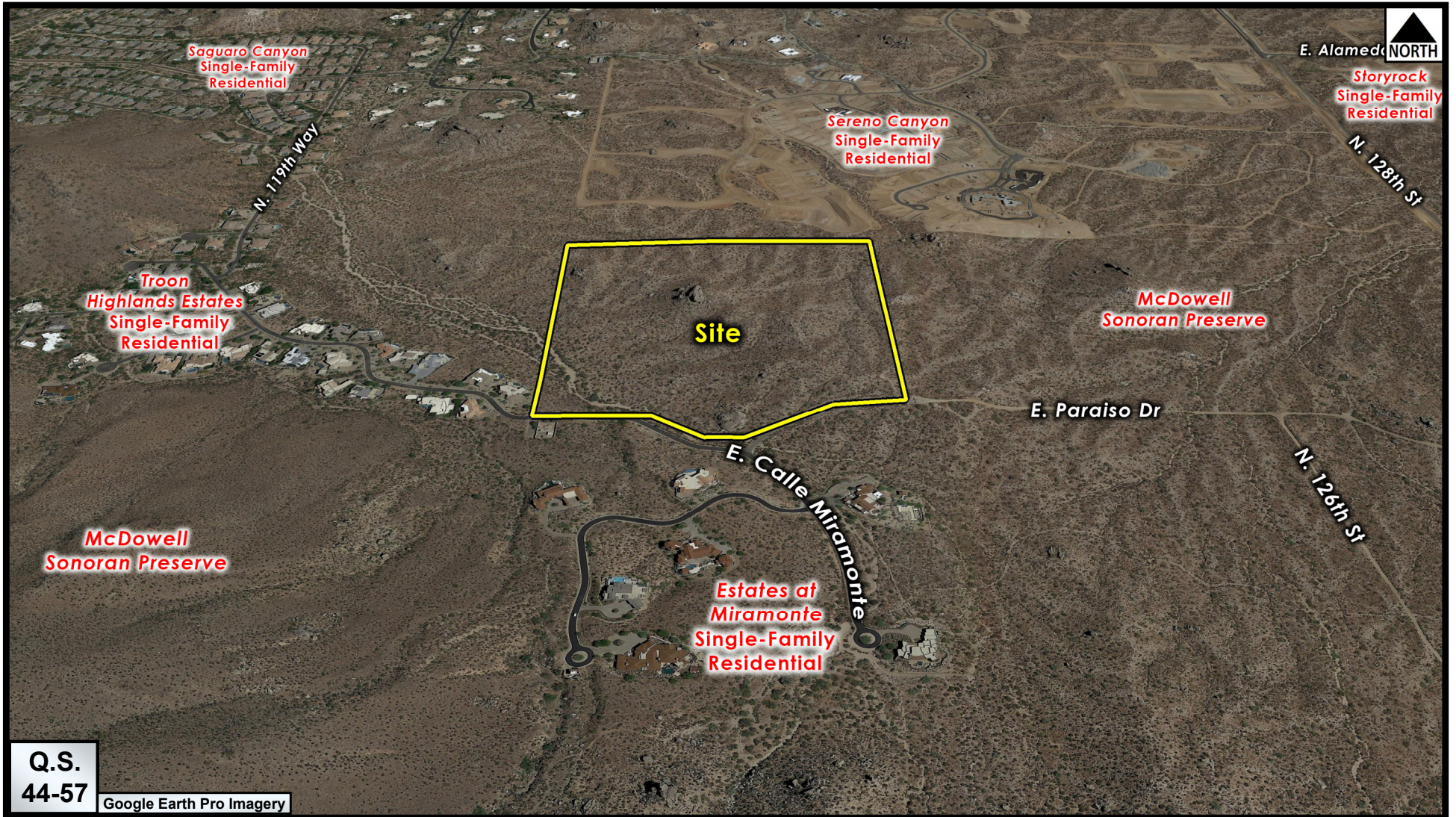
Erin Perreault, AICP- Acting Executive Director
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June 08, 2022

Date

ATTACHMENTS

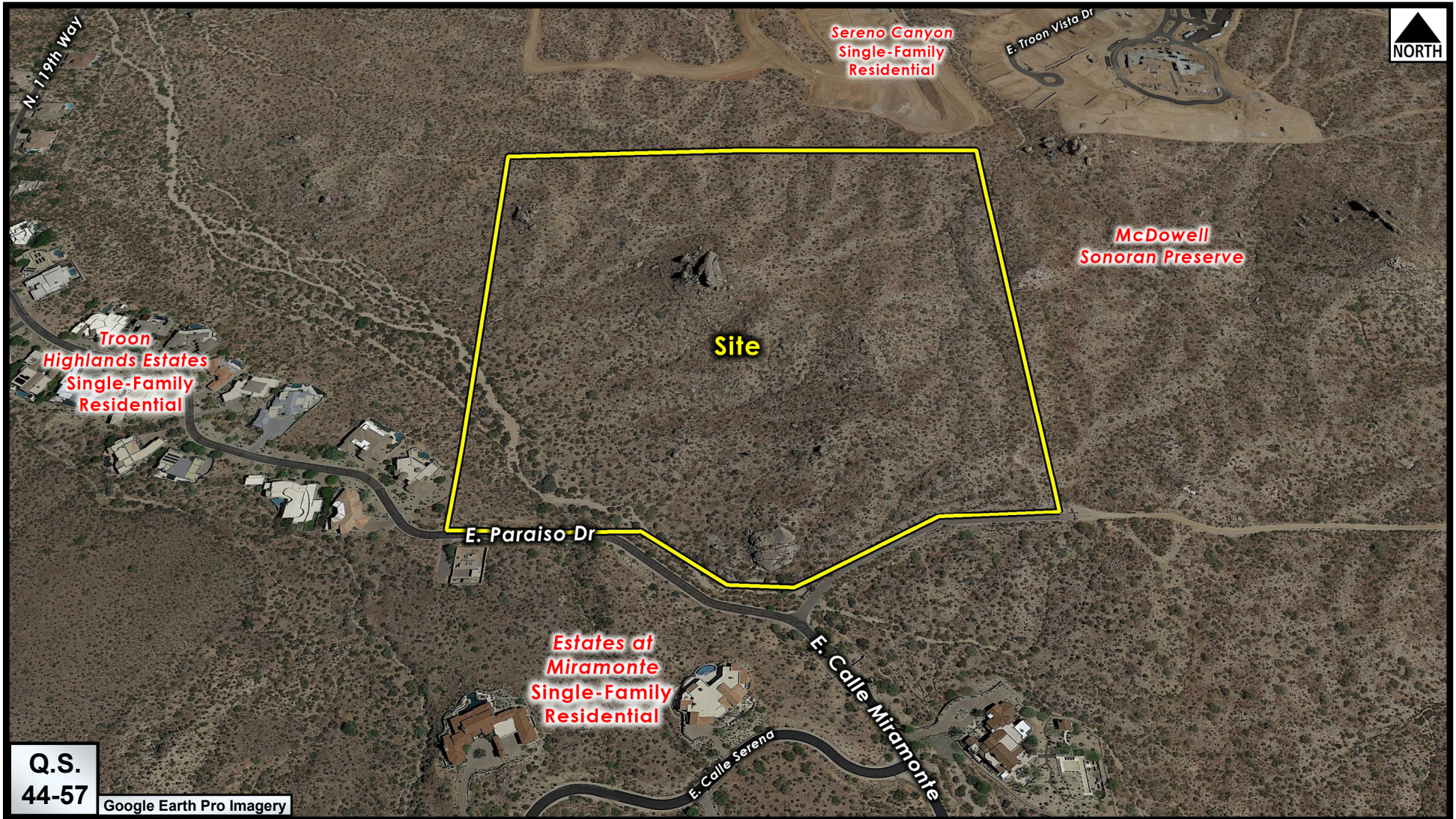
1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations
7. DRB Approved Preliminary Plat (3-PP-2006)
8. DRB Approved Preliminary Plat (3-PP-2006#2)
9. Proposed Preliminary Plat (3-PP-2006#3)
10. Natural Area Open Space Plan
11. Building Envelope Plan
12. Grading and Drainage Plan
13. Landscape Plan
14. Zoning Map
15. Community Involvement
16. City Notification Map



Q.S.
44-57
Google Earth Pro Imagery

Context Aerial

3-PP-2006#3



Close-up Aerial

3-PP-2006#3

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.

SONORAN SKY – PRELIMINARY PLAT – PROPOSED AMENDED DEVELOPMENT STANDARDS

LEGISLATIVE DRAFT

Sec. 5.020. - Single-family Residential (R1-130).

(Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 17), 4-3-12)

Sec. 5.024. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-130 District:

A. *Lot area.*

1. Each lot shall have a minimum lot area of not less than ~~one hundred thirty thousand (130,000)~~ **ninety-seven thousand five hundred (97,500)** square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. *Lot dimensions.*

Width. All lots shall have a minimum width of ~~two hundred (200)~~ **one hundred fifty (150)** feet.

C. *Density.* There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. *Building height.* No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.

E. *Yards.*

1. Front Yard.
 - a. There shall be a front yard having a depth of not less than sixty (60) feet.
 - b. Where lots have a double frontage on two (2) streets, the required front yard of sixty (60) feet shall be provided on both streets.
 - c. On a corner lot, the required front yard of sixty (60) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.
2. Side Yard. There shall be a side yard of not less than thirty (30) feet on each side of a building.
3. Rear Yard. There shall be a rear yard having a depth of not less than sixty (60) feet.
4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall be not less than ten (10) feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall be not less than sixty (60) feet.

- G. *Walls, fences and landscaping.* Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a sixty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.
- H. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.
- I. *Corral.* Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2470, § 1, 6-16-92; Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 18, 19), 4-3-12)

Sec. 5.025. - Off-street parking.

The provisions of article IX shall apply.

(Ord. No. 2470, § 1, 6-16-92)

Sec. 5.026. - Signs.

The provisions of article VIII shall apply.

(Ord. No. 2470, § 1, 6-16-92)

[Secs. 5.027—5.029. Reserved.]

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following 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.
 - *The applicant states that 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 and native Sonoran Desert character as well as 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 surrounding character.*
 - *Staff finds that the General Plan Land Use Element designates this 41-acre property as Rural Neighborhoods. This land use designation includes areas of relatively large-lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per acre, or more, of land. The proposal meets and is at the lower spectrum of the density expected for this Land Use Element designation.*

This property is located within the Dynamite Foothills Character Area boundary. The Dynamite Foothills Character Area is intended to preserve the natural and visual qualities of the Sonoran Desert by using design qualities, building materials, and construction techniques that are sensitive to the desert environment. Projects located within the Dynamite Foothills Character Area should preserve natural open space areas, scenic and vista corridors, and support trail links and connections. The proposal locates the provided NAOS over drainage ways and boulder outcroppings. Entrance to the project is through the Sereno Canyon resort community. This new point of access eliminated a crossing over the large wash located within the southwestern portion of the site.

The applicant is requesting a preliminary plat that meets the intent of the associated ordinances and policies. The applicant is requesting re-approval for a 13-lot subdivision on forty-one (41) acres, which was originally approved by the Development Review Board on December 3, 2009, and then again on August 7, 2014. The request is relatively similar to past approvals and improves on a couple aspects of the previous design – particularly the project access and wash preservation.

The proposal includes amendments to the R1-130 development standards (minimum lot width and minimum net lot area) per the maximum allowed by the ESL Ordinance. The applicant justifies amending the development standards due to the ruggedness and steepness of the terrain located on the property. Amending the standards will allow the building envelopes to be placed in a manner which reduces future cuts and fills. This will help reduce the impact of

the development on the natural site. In turn, the applicant will provide approximately 1.13 acres of additional Natural Area Open Space.

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;
 - b. Avoid excessive variety and monotonous repetition;
 - 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;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
- *The applicant states that the proposed Sonoran Sky subdivision 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.*

The developer is offering a new product line for this development that will build off 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.

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 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 with shading opportunities through vegetation and hardscape materials.

- *Staff finds the proposal includes the amendment of the R1-130 standards to the maximum allowed by the ESL Ordinance for minimum lot width and net lot area. The applicant justifies amending the development standards due to the ruggedness and steepness of the terrain located on the property. Amending the standards will allow the building envelopes to be placed in a manner which reduces future cuts and fills. This will help reduce the impact of the development on the natural site. In turn, the applicant will provide approximately 1.13 acres of additional Natural Area Open Space. The project will provide a total of 23.77 acres of NAOS, equaling 54.9% of the gross lot area.*

The NAOS is located over the significant rock outcropping features and drainageways. The building envelopes are found in four clusters located in between these natural features. Clustering of building envelopes is encouraged by the Environmentally Sensitive Lands Ordinance. The significant desert wash shall be protected within a tract. Most of the rock outcroppings are located on-lot due to the minimum requirement for net lot area. Those lots

which contain a significant boulder outcropping feature will also provide a “non-building area” easement in addition to the Natural Area Open Space easement required by the ordinance.

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

- *The applicant states that the Sonoran Sky development 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.*

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

- *Staff finds that the access point to the site has been relocated from the previously approved preliminary plats. The primary and only access for the site will be provided from N. 123rd Street, through the existing Sereno Canyon resort community. This subject property will no longer provide access from the south portion of the site.*

Site and landscape improvements within the subdivision include private streets, a tract for the desert wash, and drainage basins. The lots are generally arranged in four clusters: southwest of the main ridge and above the large desert wash; along the ridge at the southeast corner of the site; and in the northeast quadrant of the site. The corridor along the major desert wash, the southern boulder formation, and the primary ridgeline, will be retained as a large open space corridor. These lots will be accessed by a private road system that includes two cul-de-sacs. At the end of the western cul-de-sacs there will be tract extensions for a sewerline utility connection.

A trail will be located along the southern portion of the site, along E Paraiso Drive, that will connect the pedestrian path entering the site from the east to the regional trail located within the wash corridor that runs through the southwestern part of the site. The internal street system will provide a trail easement so that the residents may connect the trail system at the southwest portion of the street system (Tract “A”).

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

- *The applicant states that all mechanical equipment, appurtenances, and 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.*
- *Staff finds the ordinance and codes will be implemented with each custom home constructed on each individual lot. Staff will continue to review each lot as per all ordinances and codes.*

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in October of 1983 (Ord. #1611) and zoned to the Single-family Residential District (R1-130) zoning designation. There has been no zoning activity on the site since annexation and the initial rezoning of the site.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. Staff received comments from surrounding residents regarding access into the site, this subdivision's dependance on the adjacent lot to the west for sewerline connection, the associated abandonment, and the financial responsibility (payback agreement) of the existing booster pump station located on the Estates at Miramonte Subdivision.

The residents of the Troon Highlands Estates community have obtained ownership of the property located to the west of this site and agreed to provide a sewerline easement to the benefit of this project. The Troon Highlands Estates community will also be submitting an abandonment application that compliments the associated Sonoran Sky abandonment application. The access to the site is preferred by all parties involved, and the financial responsibility of the Estates at Miramonte booster pump station have been resolved.

Context

This project is located along the northern end of the McDowell Mountains. The Sereno Canyon Resort Community is located to the north. Troon Highlands Estates located to the west and is zoned R1-18/ESL/HD.

The McDowell Sonoran Preserve is located immediately east, and farther west and south of this site. The Preserve contains Hillside Conservation, Environmentally Sensitive Lands (HC/ESL), Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL), and Conservation Open Space, Environmentally Sensitive Lands (COS/ESL) zoning designations within its boundary.

A large desert wash enters the property, at the base of the southern boulder formation, and then flows west-northwest across the site. Most notably, there is a significant ridge that runs across the site from the southeast part to the northwest. Near the west-center part of the site there is a large boulder formation on top of this ridge, as well as another one along the south edge of the property. The portion of the site that is southwest of the ridge is only visible off-site from a small area, while the northeast portion of the site is visible from much of the recently approved Sereno Canyon subdivision.

Project Data

- Existing Use: Undeveloped Lands
- Proposed Use: 13-lot subdivision
- Parcel Size: 41.2 acres
- Building Height Allowed: 24 feet
- Building Height Proposed: 24 feet
- NAOS Required: 22.64 acres
- NAOS Provided: 24.84 acres
- Density Allowed: 0.31 dwelling units per acre
- Density Proposed: 0.31 dwelling units per acre

**Stipulations for the
Development Review Board Application:
Sonoran Sky Replat
Case Number: 3-PP-2006#3**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the civil construction documents and plat shall substantially conform to the following documents:
 - a. The Preliminary Plat submitted by Kimley-Horne, with a city staff date of June 16, 2022.
 - b. The Amended Development Standards submitted by Kimley-Horne, with a city staff date of June 16, 2022.
 - c. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted by Kimley-Horne, with a city staff date of June 16, 2022.
 - d. The construction envelope exhibit submitted by Kimley-Horne, with a city staff date of June 16, 2022.
 - e. The conceptual landscape plan submitted by Swaback Partners, with a city staff date of June 16, 2022.
 - f. Case Drainage Report for Sonoran Sky Replat; submitted by Engineer of Record.
 - g. Case Grading and Drainage Plan for Sonoran Sky Replat; submitted by Engineer of Record.
 - h. Water System Basis of Design Report submitted by Kimley Horn to be updated with stipulations contained herewith.
 - i. Wastewater System Basis of Design Report submitted by Kimley Horn to be updated with stipulations contained herewith.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable DRB case for the subject site was: 3-PP-2006#2. (Reference all case numbers that govern the site at the time of review and afterwards.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN:

Ordinance

- C. Prior to final plat recordation for the development project, the owner shall cause to have recorded an amendment to the RE-Plat of Troon Highlands Estates and the Estates at Miramonte, incorporated APNs 217-09-020B and 217-09-020C as its subdivision tracts, else existing E Pinnacle Peak Road right-of-way and utility easements shall remain in place with project subdivision design modified to accommodate accordingly.

DRB Stipulations

- 2. With the final plat, the owner shall dedicate a minimum twenty-three-point-seventy-seven (23.77) acres of Natural Area Open Space (NAOS) area for the development project.
- 3. Proposed Tracts "C," "E," and "G" shall be maintained in a landscaped state in vegetation type and quantity as identified in the associated landscape plan. Any dead vegetation shall be replaced within 90 days of mortality.

STREET DEDICATIONS:

Ordinance

- D. Prior to final plat recordation, the owner shall cause to have the following private street tract dedications recorded:
 - i. E PARAISO DRIVE. TWENTY-FIVE (25) foot dedication, for a total FIFTY (50) foot wide, north half-private street tract width to the Troon Highlands Estates HOA Inc. through an amendment to the Re-Plat of Troon Highlands Estates and the Estates at Miramonte.
- E. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make the following private street tract dedications:
 - i. RESIDENTIAL STREETS. Forty (40) foot dedication full and fifty (50) foot radius cul-de-sac street tract widths to the property owner's association consisting of property owners within the subdivision of the development project

EASEMENT DEDICATIONS:

Ordinance

- F. Prior to final plat recordation for the development project, the owner shall cause to have recorded Water and Sewer Facilities Easements to the City of Scottsdale from western project boundary, west, to N. 119th Way, else sewer will need to be redesigned so that it outfalls into the Sereno Canyon Phase 2 subdivision system with associated subdivision modifications to accommodate this connection.

DRB Stipulations

- 4. Prior to final plat recordation for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final subdivision plat:
 - a. A continuous Vista Corridor Easement to cover any watercourse with a peak flow rate of 750 cubic feet per second or greater, based on the 100 year – 2 hour rain event. The minimum width of the easement(s) shall be one hundred feet. Each easement shall include, at a minimum, any

existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourse.

- b. A minimum one-(1) foot wide vehicular non-access easement as shown on the preliminary plat.
- c. A minimum twenty-five (25) foot wide Public Non-Motorized Access Easement to contain the trail system proposed within the preliminary plat.
- d. A minimum twenty (20) foot wide Water and Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.
- e. Trail easements, or equivalent, for internal streets.

ADDITIONAL SUBDIVISION PLAT REQUIREMENTS ITEMS:

DRB Stipulations

- 5. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.
- 6. Provide the following note on the final plat: Each lot contains a maximum building construction envelope approved by the City of Scottsdale's Development Review Board. The building envelope exhibit is on file at the City of Scottsdale. No buildings shall be located outside of the construction envelope.

INFRASTRUCTURE AND IMPROVEMENT REQUIREMENTS

WALLS AND FENCSE:

Ordinance

- G. Walls within an intersection and driveway sight distance triangle and/or a traffic safety triangle shall conform with Section 5.3 of the DSPM.

NATURAL AREA OPEN SPACE (NAOS):

DRB Stipulations

- 7. NAOS that is dedicated over a Public Utility Easement shall be considered as revegetated NAOS.

LANDSCAPE DESIGN:

DRB Stipulations

- 8. Prior to the issuance of a permit, the owner shall submit landscape construction documents that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
- 9. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.

EXTERIOR LIGHTING DESIGN:

Ordinance

- H. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting).
- I. The initial vertical luminance at 6-foot above grade, along the north, south, east, west, property line shall not exceed 0.1 foot-candles. All exterior luminaires shall be included in this calculation.

DRB Stipulations

- 10. All exterior luminaires for parking lot and site lighting shall comply with the IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
 - a. Incorporate the following into the project's design:
 - i. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - ii. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 4.0 foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
 - iii. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.1 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The total lumen per luminaire shall not exceed 24,000 lumens.

STREETS AND RELATED INFRASTRUCTURE IMPROVEMENTS:

Ordinance

- J. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- K. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - i. PRIVATE STREET TRACT.
 - a. Construct full-street improvements (curb, gutter, shoulder, pavement, etc. – no sidewalks) in accordance with the Local Residential – Rural/ESL Character.

MULTI-USE TRAILS AND PATHS:

DRB Stipulations

- 11. Prior to any building permit issuance for the development project, the owner shall submit and obtain approval of civil construction documents to construct a minimum ten-foot-wide (10-ft.) multi-use trail within project boundaries. The trail location shall be in general conformance with the preliminary plat (and must include a western, a southern, and an eastern connection at project boundaries) and shall be designed in conformance with the Design Standards and Policies Manual. The owner shall provide signs and markers for all trails as specified in the Design Standards and Policies Manual. The location and design of the signs and markers shall be shown on the civil construction documents.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

12. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.
13. Submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager, or designee.

WATER AND WASTEWATER STIPULATIONS:

Ordinance

- L. Prior to the recordation of a final plat for the development project, the owner shall address the following Basis of Design (BOD) Report comments to the satisfaction of the Water Resources Department:
 - i. WATER.
 - a. Need verification from proposed pump manufacturer that Fairbank Nijhuis pumps are a replacement for and matches the old Fairbank Morse pump line specifications that is included in Scottsdale's Approved Product List (APL), else propose an APL approved pump.
 - b. Provide more explanation on the need for an additional PRV described under BOD's "Analysis Results". If a third PRV is needed to control pressures, update BOD and construction plans accordingly.
 - ii. SEWER.
 - a. Proposed water and sewer facilities easement within western neighboring parcels must be outside of wash inundation levels and associated future drainage and flood control easement boundaries. Final project drainage report shall analyze western neighboring parcels wash corridors accordingly and to set the location of project proposed sewer line and its easement.
 - iii. Prior to final plat approval, project owner will resolve any claims by Luxor Homes regarding payback expectations for Booster Pump Station-144 (BPS -144) or execute an agreement with the city wherein project owner agrees to defend and indemnify the City against any associated claims by Luxor Homes.

ADDITIONAL ITEMS:

Ordinance

- M. Recordation of the final plat shall require approval and recordation of Resolution associated with case 1-AB-2009#2).



CONCEPTUAL SITE PLAN with TOPO OVERLAY

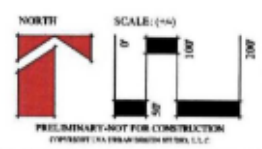
SITE DATA:

Gross Area:	41.2 Acres
Existing Zoning:	R1-130 ESL
Number of Units:	13 Units
Density:	0.32 Du/Ac
Open space required:	22.6 Acres (55% of Gross Site Area)
Open space provided:	24.8 Acres (60% of Gross Site Area)

PROPOSED AMENDED DEV. STANDARDS:

Min. Lot Area:	97,500 sq.ft.
Min. Lot Width:	150'
Min. Front Setback:	45'
Min. Side Setback:	22.5'
Min. Rear Setback:	45'

- Building Envelope
- Property Boundary
- Existing E.S.L.O. Hillside Boundary
- Revised E.S.L.O. Hillside Boundary



PRELIMINARY PLAT APPLICATION
SONORAN SKY SCOTTSDALE, ARIZONA

LVA urban design studio
 land planning • landscape architecture
 120 south oak avenue • tempe, arizona 85281 • phone: 480.994.0994

DATE: 02.08.06
 JOB: 0564
 BY: STA.
 REV: 11.13.07
 ES

PRELIMINARY PLAT FOR SONORAN SKY

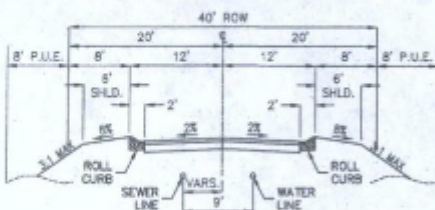
A PORTION OF SECTION 14, T.4N., R.5E., OF THE G.&S.R.M., MARICOPA COUNTY, ARIZONA

SITE DATA

EXISTING ZONING	R-130 ERL
GROSS ACRES	41.21 AC
NET ACRES	38.10 AC
YIELD	13 LOTS
DENSITY	0.33 UNIT/AC
MIN LOT SIZE	100,000 SQ. FT.
AVG. LOT SIZE	116,917 SQ. FT.
SEWER	CITY OF SCOTTSDALE
WATER	CITY OF SCOTTSDALE
PIPE	CITY OF SCOTTSDALE
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	COX COMMUNICATIONS
CABLE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS

NOTES

- AN 8' P.U.E. SHALL BE PROVIDED ON BOTH SIDES OF FULL STREETS, UNLESS DETERMINED IT IS NOT NEEDED.
- ALL STREETS ARE PRIVATE.
- ALL STREETS AND TRACTS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION IN ACCORDANCE WITH APPLICABLE RECORDING RESTRICTIONS, AND DEVELOPMENT AGREEMENT AND STIPULATIONS.
- DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- CUTS AND FILLS - THERE ARE NO CUTS AND FILLS OVER 12" IN ACCORDANCE WITH CITY OF SCOTTSDALE ERL ORDINANCE.
- RECORDED AGREEMENT (2009-0864770) ESTABLISHES ACCESS TO THE 20 ACRE PARCEL TO THE WEST WHOLE PARTS ARE 217-08-0028 & 0030.
- PARADISE DRIVE WHICH PROVIDES ACCESS TO THE PARCEL WAS PRIVATIZED PURSUANT TO C.A.S. ADMINISTRATION CASE NO. 7-AB-2007 AND RESOLUTION 8480, RECORDED AUG 2, 2011, 2011-0848012.



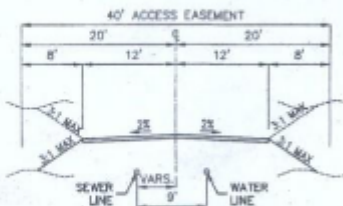
LOCAL RESIDENTIAL STREET

LOOKING UP STATION PRIVATE STREET

NOTE: SHOULDERS SHALL BE CONSTRUCTED WITH CLEAN NATIVE TOP SOIL, WHICH IS FREE FROM ROOTS, DEBRIS, HEAVY CLAY, & LARGE STONES OR ROCKS AND IT SHALL BE COMPACTED TO A MIN. OF 95% OF MAX. DENSITY.

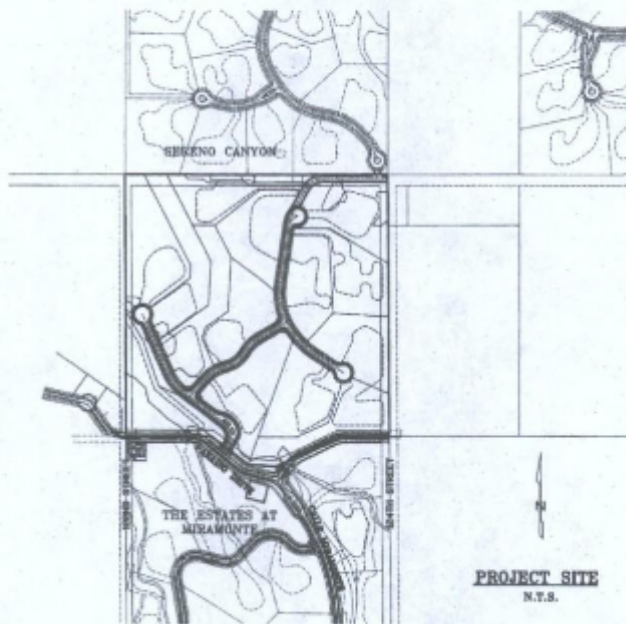
* SEE PLANS FOR CROSS SLOPE

** USE 4" ROLL CURB PER M.A.G. STD. DTL. 220-C IN POSITIVE CROSS SLOPE CONDITION



ACCESS ROAD

LOOKING UP STATION PRIVATE STREET



SHEET INDEX

- | | |
|-----------|---------------------------|
| SHEET 1 | COVER SHEET |
| SHEET 2 | SITE PLAN INDEX |
| SHEET 3-6 | SITE PLAN |
| SHEET 7 | TOPOGRAPHY MAP |
| SHEET 7-8 | SITE CROSS SECTION DETAIL |
| SHEET 9 | STREET PROFILES |

TRACT AREA AND USAGE TABLE

TRACT	Sq. Ft.	Ac.	USE	OWNERSHIP
A	113,834	2.61	PRIVATE ROADWAY, ACCESS, P.U.E., S.L.E., R.L.E.	H.O.A.
B	146,724	3.37	OPEN SPACE, LANDSCAPE	H.O.A.
C	2,153	0.05	OPEN SPACE, ACCESS, S.L.E., R.L.E.	H.O.A.
D	21,760	0.50	EMERGENCY SERVICE VEHICLE & ACCESS, P.U.E., D.E., S.L.E., R.L.E.	H.O.A.



VICINITY MAP

SECTION 14, TOWNSHIP 4 NORTH, RANGE 5 EAST N.T.S.

OWNER

SELIGER FAMILY TRUST
4919 E. GRANDVIEW LANE
PHOENIX, AZ 85024

OWNER REPRESENTATIVE

LAND DEVELOPMENT SERVICES, LLC
5035 N. SCOTTSDALE ROAD, SUITE 130
SCOTTSDALE, AZ 85250
CONTACT: DAVID GELING
(480) 946-9520 FAX: (480) 946-9041

CIVIL ENGINEER

WOOD, PATEL AND ASSOCIATES
3001 WEST NORTHERL, SUITE 100
PHOENIX, AZ 85021
CONTACT: MICHAEL R. HAVILL, P.E.
(602) 335-8500 FAX: (602) 335-8580

LAND PLANNER

LVA URBAN DESIGN STUDIO
120 S. ASH AVENUE
TEMPE, AZ 85281
CONTACT: ALEX STEDMAN
(480) 944-2994 FAX: (480) 944-7332

LANDSCAPE ARCHITECT

LVA URBAN DESIGN STUDIO
120 S. ASH AVENUE
TEMPE, AZ 85281
CONTACT: ALEX STEDMAN
(480) 944-2994 FAX: (480) 944-7332

LEGEND

- ⊕ WATER VALVE
- ⊙ FIRE HYDRANT
- SEWER MANHOLE
- DIRECTION OF SEWER FLOW
- (8")— PROPOSED WATER
- (8")— PROPOSED SEWER
- (8")— EXISTING WATER
- (8")— EXISTING SEWER
- EXISTING 100 YEAR FLOODPLAIN LIMITS
- 100 YEAR EXISTING CONDITION DISCHARGE
- 311.09
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- N.A.O.S. NATURAL AREA AND OPEN SPACE EASEMENT
- T.E. TRAIL EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.V.T. D.E. PRIVATE DRAINAGE EASEMENT
- R/W RIGHT-OF-WAY
- S.L.E. SEWER LINE EASEMENT
- W.L.E. WATER LINE EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- R.M.U.E. ROADWAY AND UTILITY EASEMENT
- R. & P.U.E. PUBLIC ROADWAY AND PUBLIC UTILITY EASEMENT
- N.M.P.A.E. NON-MOTORIZED PUBLIC ACCESS EASEMENT
- H.O.A. HOMEOWNERS ASSOCIATION
- V.H.A.E. VEHICULAR NON-ACCESS EASEMENT

3-PP-2006 #2
5/28/2014

SONORAN SKY
PRELIMINARY PLAT
COVER SHEET



EXPIRES 03-31-15

WOOD/PATEL

LAND DEVELOPMENT • ARCHITECTURE

REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ARCHITECT

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

3001 W. NORTHERL AVE.

PHOENIX, AZ 85021

(602) 335-8500

WWW.WOODPATEL.COM

OWNER: MICHAEL HAVILL

DESIGNER: DANIEL CRONIN

SCALE (NORTH) 1" = 10'

SCALE (WEST) 1" = 10'

DATE: 5/28/2014

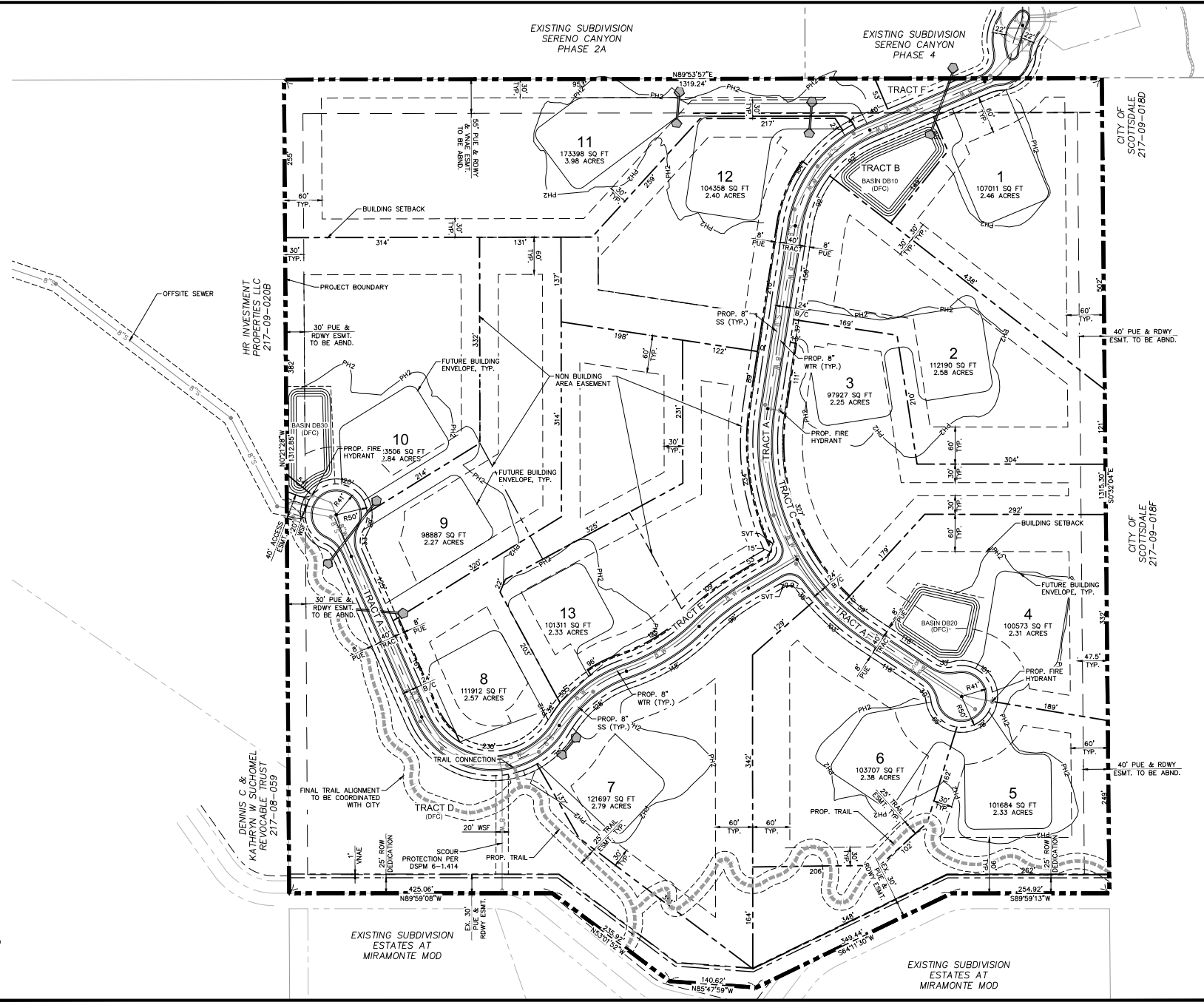
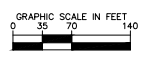
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PROJECT NO: 030206-05

SHEET 1 OF 9

3-PP-2006

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 Author: J. ZACHARY L. HALL
 Designer: J. ZACHARY L. HALL
 Checker: J. ZACHARY L. HALL
 Date: APR 2022
 Project: 191919009
 Drawing: 4500APP.DWG



NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 1001 W. SOUTHERN AVE., SUITE 131
 MESA, ARIZONA 85210 (480) 307-2666

SCALE (AS SHOWN)
 SCALE (VS) NONE
 DESIGNED BY: ZJH
 DRAWN BY: ZJH
 CHECKED BY: ZJH
 DATE: APR 2022

SONORAN SKY
 PRELIMINARY PLAT
 PRELIMINARY PLAT
 SCOTTSDALE, ARIZONA



PROJECT NO.
 191919009
 DRAWING NAME
 4500APP.DWG

CITY OF SCOTTSDALE LANDSCAPE NOTES

- Areas of salvaged desert surface soil without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies and/or coverage.
- A minimum of 50 percent (unless otherwise stipulated by the Development Review Board, and/or the Zoning Ordinance requirements) of the provided trees shall be mature trees, pursuant to the City of Scottsdale's Zoning Ordinance Article X, Section 10.301, as defined in the City of Scottsdale's Zoning Ordinance Article III, Section 3.100.
- A single trunk tree's caliper size, that is to be equal to or less than 4-inches, shall be determined by utilizing the smallest diameter of the trunk 8 inches above finished grade adjacent to the trunk. A tree's caliper size, for single trunk trees that are to have a diameter greater than 4-inches, shall be determined by utilizing the smallest diameter of the trunk 12-inches above finished grade adjacent to the trunk. A multiple trunk tree's caliper size is measured at 8" above the location that the trunk splits originates, or 8" above finished grade if all trunks originate from the soil.
- Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least 4 feet away from any walkways or parking area curbing. Please refer to DSPM SEC. 2-1.1001.13.
- Area within the sight distance triangles is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 1.5 feet. Trees within the sight triangle shall have a single trunk and a canopy that begins at 6 feet in height upon installation. All heights are measured from nearest street line elevation.
- Retention/detention basins shall be constructed solely from the approved civil plans. Any alteration of the approved design (additional fill, boulders, etc.) shall require additional final plans staff review and approval.
- All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.
- Prior to the establishment of water service, non-residential projects with an estimated annual water demand of ten (10) acre-feet or more shall submit a conservation plan in conformance with Sections 49-245 through 49-248 of the City Code to the Water Conservation Office.
- Turf shall be limited to the maximum area specified in Sections 49-245 through 49-248 of the City Code and shall be shown on landscape plans submitted at the time of final plans.
- No lighting is approved with the submittal.
- The approval of these plans recognize the construction of a low voltage system and does not authorize any violation of the current City of Scottsdale adopted electrical code.
- The landscape specification section(s) of these plans have not reviewed and shall not be part of the City of Scottsdale's Approval.
- All signs require separate permits and approvals.
- New landscaping, including salvaged plant material, and landscaping indicated to remain, which is destroyed, damaged, or expires during construction shall be replaced with like size, kind, and quantity prior to the issuance of the Certificate of Occupancy / Letter of Acceptance to the satisfaction of the Inspection Services Staff.
- All revegetated NAOS shall be watered for 3 years. At the end of 3 years, the irrigation systems to the revegetated NAOS shall be permanently disconnected.
- No irrigation shall be provided to undisturbed Natural Area Open Space (NAOS) areas.
- Provide the Natural Area Open Space (NAOS) and Limits of Construction (LOC) Protection Program on the Plans:

GENERAL NOTES:

- THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTORS SHALL REVIEW THIS PROJECT WITH THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES REGARDING THESE PLANS PRIOR TO PROCEEDING.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND TO CROSS-CHECK DETAILS AND DIMENSIONS SHOWN ON THE DRAWINGS WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL DRAWINGS. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO STARTING WORK, LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON THE SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS OR REGULATIONS PERTAINING TO THE PROJECT.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL CODES.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.
- ALL EXISTING VEGETATION, WEEDS, DEBRIS, ETC. SHALL BE REMOVED FROM THE PROJECT 'LIMITS OF CONSTRUCTION' AND PROPERLY DISPOSED OFFSITE AT THE CONTRACTOR'S EXPENSE.
- UNLESS OTHERWISE SPECIFIED ON THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING: DAMAGES TO UTILITIES CAUSED AS A RESULT OF CONSTRUCTION; DAMAGES TO EXISTING WALLS, WALLS, DRIVES, CURBS, ETC.; INSPECTION OF THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING THE BID; SITE SECURITY UNTIL PROJECT ACCEPTANCE.
- IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE DRAWINGS.
- WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT.
- CONTRACTOR SHALL REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS AND SHALL BE RESPONSIBLE FOR MAINTAINING THESE FLOWS FREE OF OBSTRUCTIONS.
- QUANTITIES ARE SHOWN FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS SHOWN ON PLANS.
- SLEEVES, VARIATIONS IN THE SLAB ELEVATIONS, DEPRESSED AREAS AND ALL OTHER ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
- DETAILS NOTED AS TYPICAL SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
- NATIVE SEED MIX TO BE APPLIED TO NATIVE TREATMENT.
- ALL DISTURBED AREAS AS SHOWN TO BE TREATED WITH NATIVE, ENHANCED NATIVE, OR SPECIALTY TREATMENTS.
- ALL SALVAGED PLANT MATERIALS TO BE UTILIZED WITHIN DEFINED LANDSCAPE TREATMENTS.
- RIP-RAP SLOPES, PATH, WALKS, AND DRIVES PER CIVIL PLANS.

SONORAN SKY

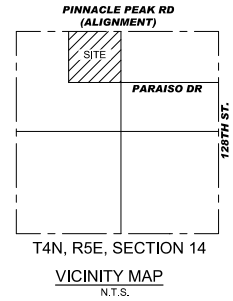
CONCEPTUAL LANDSCAPE PLAN

OWNER/ DEVELOPER
Toll Brothers
8767 E. Via de Ventura #390
Scottsdale, Arizona 85258
Tel: 480.314.6711
Contact: Oscar Dominguez

ARCHITECT & LANDSCAPE ARCHITECT
Swaback
7550 E. McDonald Drive
Scottsdale, AZ 85250
Tel: 480.367.2100
Contact: Jeffrey M. Denzak ASLA, APA

ENGINEER
Kimley-Horn & Associates
1001 W. Southern Ave., Suite 131
Mesa, Arizona 85210
Tel: 480.207.2665
Contact: Zach Hill, PE

SURVEYOR
Survey Innovation Group, Inc.
7301 E. Evans Road
Scottsdale, Arizona 85260
Tel: 480.922.0780
Contact: Jason Segneri



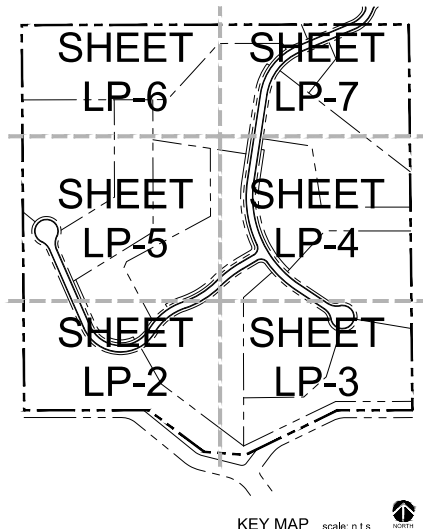
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<input type="radio"/>	CONSTRUCTION DOCUMENTS
<input type="radio"/>	ISSUE FOR BID SET
<input type="radio"/>	ISSUE FOR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE

PRELIMINARY - NOT FOR CONSTRUCTION

GENERAL LANDSCAPE NOTES

- Install "Desert Pavement" D.G. rock mulch to a depth shown on plans in all planting bed areas unless otherwise noted on plans. Contractor to salvage, stockpile, haul and protect desert pavement material during construction for subsequent installation.
- If "Desert Pavement" stockpile runs short, supplement with 3/4" minus decomposed granite to match existing size and color and to be approved by landscape architect/owner using field mock-ups provided by the contractor.
- It shall be the responsibility of the contractor to verify quantities including trees, shrubs, groundcovers, desert pavement, mulch and other items shown on the plans. It shall be the contractor's responsibility to notify the landscape architect prior to construction of major discrepancies. In case of a discrepancy between the number of plants indicated on the plant list, the drawings shall be accepted as correct.
- No plant material shall be placed within seven (7') feet of a fire hydrant, light pole, electrical, or communication box.
- Landscape contractor to contact landscape architect or owner's representative before each application of pre-emergent for verification. All planting bed mulch areas shall receive pre-emergent herbicide as specified. The contractor shall provide the landscape architect with a letter certifying the chemical, date and rate of application for both weed killer and pre-emergent.
- All plant material and specifications to conform to Arizona Nurseryman Association standards and sizes.
- All right-of-way & city required plant material to be in compliance with the department of water resources low water use plant list.
- The landscape architect and/or owner's representative is to approve any or all substitutions before installation. Substitutions shall not be allowed unless authorized in writing by the landscape architect.
- The landscape architect and/or owner's representative reserves the right to refuse any plant material deemed unacceptable. All plant material shall be inspected before installation. The contractor shall request inspection 24 hours in advance of planting, upon such inspections if the rootball condition is unacceptable the contractor shall supply replacement plant at no cost.
- Coordinate salvage and relocation of existing native trees and cacti with salvage plans.
- The contractor shall maintain all existing utility cover, boxes, lids and manholes in an exposed condition.
- The landscape architect reserves the right to refuse any plant material deemed unacceptable.
- Locate plants away from sprinkler heads, light fixtures and other obstructions.
- Water test all tree planting holes prior to planting. If tree hole does not drain within a 24 hour period, refer to hardpan detail.
- See specifications and mag standard 430,5.6 for planting backfill mix.
- All top soil mixtures for plants shall be free of grass and noxious weeds, see section 795 of the m.a.g. specifications.
- Trees within sight visibility triangles shall have a clear trunk pruned to a height of 7 feet or greater upon installation. Height shall be measured from edge of pavement.
- Shrubs and groundcovers planted within the sight visibility triangle shall have a mature height of not more than 18 inches. Height shall be measured from the edge of pavement, and total height shall include the height of mounding.
- Maintain 3' clearance of cacti from all pedestrian routes unless otherwise directed by landscape architect.
- Finish grade in all areas shall be smooth, even and 1/2" below top of curbs, paving and adjacent walks.
- When boxed trees are installed, the bottom of the tree boxes shall not be removed upon planting, the soil line of the planted tree shall match the surrounding finish grade.
- Groundcover & desert pavement shall extend under shrubs unless otherwise noted on the plans.
- Lot driveway locations are unknown and will be determined by the builder. Proposed landscape material shown in landscape right-of-way at front of parcel lot, and in specific landscape tracts between/ around lots to be installed as the adjacent lots are developed.
- Proposed tree locations are conceptual and may be field adjusted according to constructed improvements.



SHEET INDEX

- cover sheet and general notes
- overall landscape plan
- landscape plan
- landscape details
- mailbox kiosks details

- CS-1
- LP-1
- LP-2 to LP-7
- LD-1
- A-1



SONORAN SKY
CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA
CONCEPTUAL LANDSCAPE PLAN
COVER SHEET

DRAWN	RP
CHECKED	JD
DATE	09/01/2021
SCALE	AS SHOWN
JOB NO.	2151
SHEET	CS-1
1 OF 9 SHEETS	

Case: 3-PP-2022
Date: June 16, 2022



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REVISIONS		
NO.	DESCRIPTION	DATE

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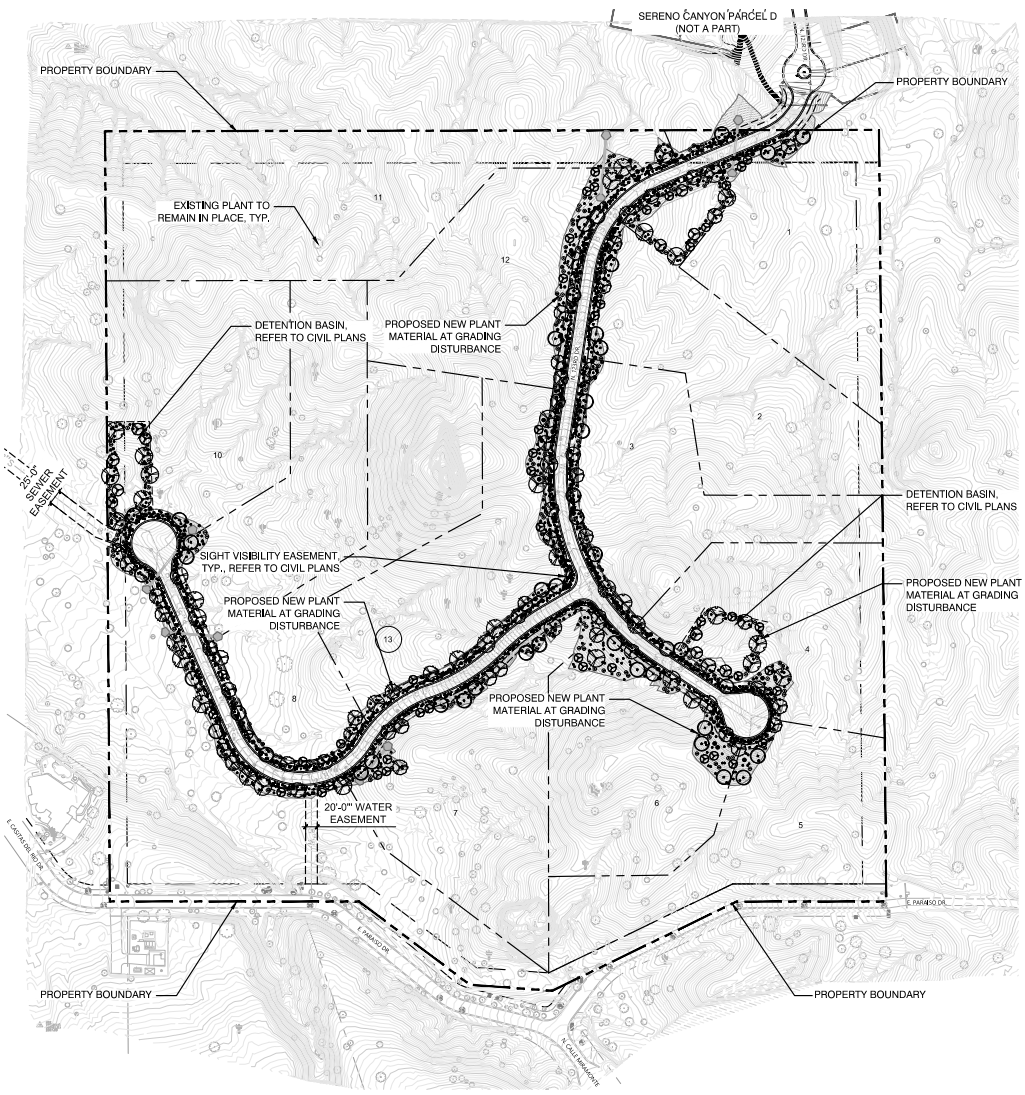
SONORAN SKY
CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA
CONCEPTUAL LANDSCAPE PLAN
OVERALL LANDSCAPE PLAN

DRAWN	RP
CHECKED	JD
DATE	09/01/2021
SCALE	AS SHOWN
JOB NO.	2151
SHEET	LP-1
2 OF 9 SHEETS	

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Acacia greggii / Catclaw Acacia	15 Gal.	46
	Cercidium floridum / Blue Palo Verde	48" Box or Salvaged	11
	Cercidium microphyllum / Foothill Palo Verde	Salvaged	44
	Chilopsis linearis / Desert Willow	15 Gal.	11
	Oleaya tesota / Desert Ironwood	48" Box or Salvaged	49
	Prosopis velutina / Velvet Mesquite	48" Box or Salvaged	33
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Ambrosia deltoidea / Triangleleaf Bursage	1 Gal.	231
	Encelia farinosa / Brittle Bush	1 Gal.	245
	Ericameria laricifolia / Turpentine Bush	1 Gal.	204
	Justicia californica / Chuparosa	5 Gal.	225
	Larrea tridentata / Creosote Bush	5 Gal.	174
	Simmondsia chinensis / Jojoba	5 Gal.	86
ACCENTS/SUCCULENTS	BOTANICAL / COMMON NAME	CONT	QTY
	Agave murpheyi / Murphey's Century Plant	5 Gal.	116
	Agave parryi / Parry's Agave	5 Gal.	25
	Dasyliroton wheeleri / Desert Spoon	5 Gal.	53
	Fouquieria splendens / Ocotillo	Lg. Bare Root	50
	Yucca baccata / Banana Yucca	5 Gal.	52
ANNUALS/PERENNIALS/GRASSES	BOTANICAL / COMMON NAME	CONT	QTY
	Aristida purpurea / Purple Threeawn	1 Gal.	321
CACTUS	BOTANICAL / COMMON NAME	CONT	QTY
	Carnegiea gigantea / Saguaro	10 HT. or Salvaged	37
	Cylindropuntia bigelovii / Teddybear Cholla	5 Gal.	115
	Echinocereus engelmannii / Hedgehog Cactus	5 Gal.	42
	Ferocactus wislizenii / Fish Hook Barrel Cactus	5 Gal.	36
	Opuntia engelmannii / Engelmann's prickly pear	5 Gal.	57

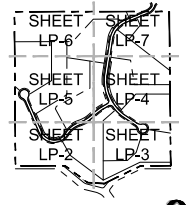
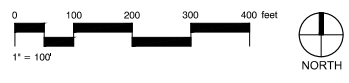
Inert materials	
	surface boulder 2'x4' or 1 ton minimum size
	rip-rap, refer to civil plans



OVERALL LANDSCAPE PLAN

SCALE: 1"=100'-0"

	PROPERTY BOUNDARY
	RIGHT OF WAY (R.O.W.)
	SIGHT VISIBILITY EASEMENT, REFER CIVIL PLANS
	20'-0" WATER EASEMENT, REFER CIVIL PLANS

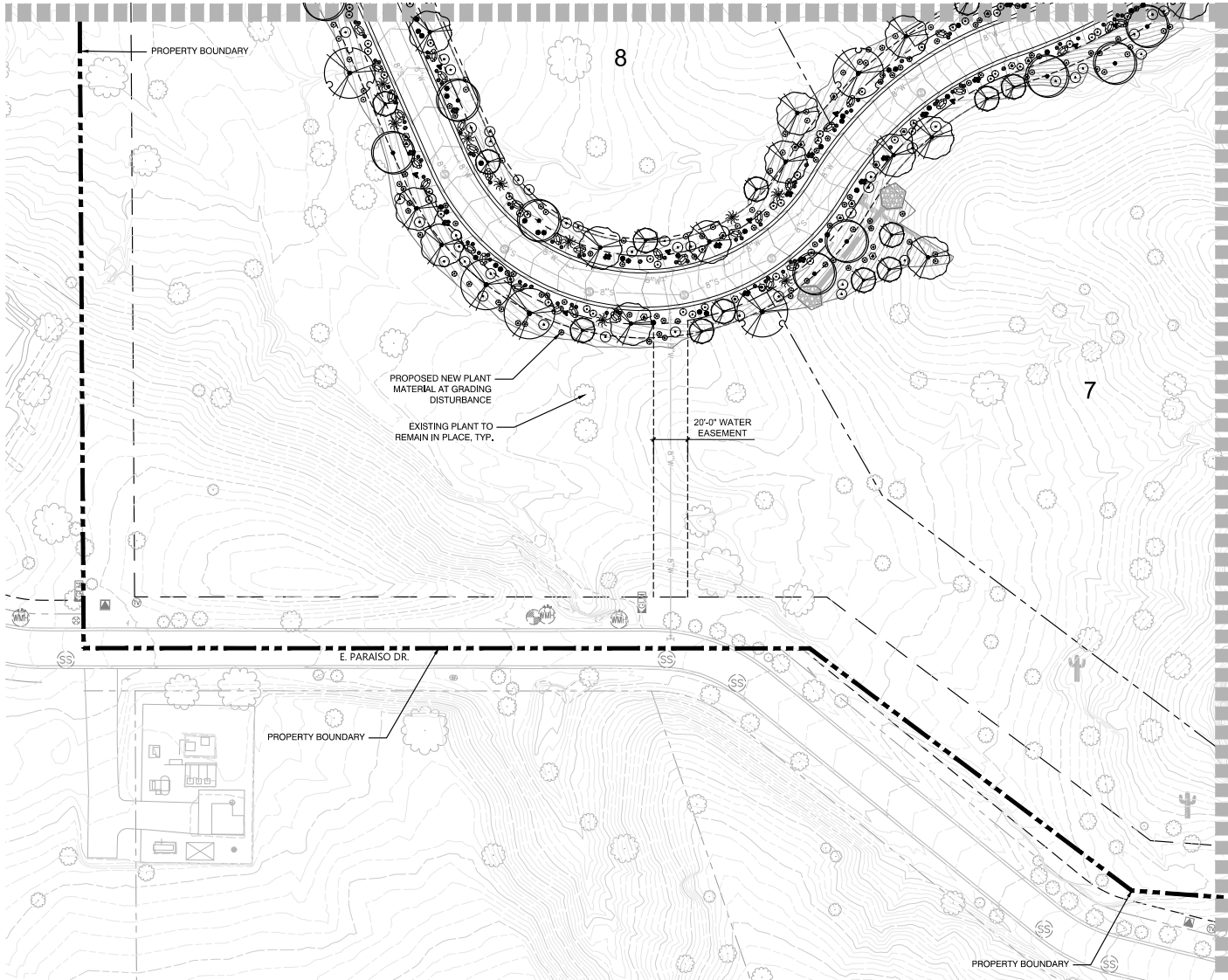


KEY MAP scale: n.t.s.



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MATCHLINE 3 - SEE SHEET LP-5



MATCHLINE 1 - SEE SHEET LP-3

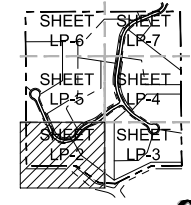
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
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	Cercidium floridum / Blue Palo Verde
	Cercidium microphyllum / Foothill Palo Verde
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	Eriocameria laricifolia / Turpentine Bush
	Justicia californica / Chuparosa
	Larrea tridentata / Creosote Bush
	Simmondsia chinensis / Jojoba
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	Agave parryi / Parry's Agave
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	Fouquieria splendens / Ocotillo
	Yucca baccata / Banana Yucca
ANNUALS / PERENNIALS / GRASSES	BOTANICAL / COMMON NAME
	Aristida purpurea / Purple Threeween
CACTUS	BOTANICAL / COMMON NAME
	Carnegiea gigantea / Saguaro
	Cylindropuntia bigelovii / Teddybear Cholla
	Echinocereus engelmannii / Hedgehog Cactus
	Ferocactus wislizenii / Fish Hook Barrel Cactus
	Opuntia engelmannii / Engelmann's prickly pear

inert materials

	surface boulder 2'x4' or 1 ton minimum size
	rip-rap, refer to civil plans

NOTE: REFER TO SHEET LP-1 FOR PLANT QUANTITIES AND PLANTING SIZES.



KEY MAP scale: n.t.s.

LANDSCAPE PLAN

LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY (R.O.W.)
	SIGHT VISIBILITY EASEMENT, REFER CIVIL PLANS
	EASEMENT, REFER CIVIL PLANS



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<input type="radio"/>	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY - NOT FOR CONSTRUCTION

SONORAN SKY
CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA
CONCEPTUAL LANDSCAPE PLAN
OVERALL LANDSCAPE PLAN

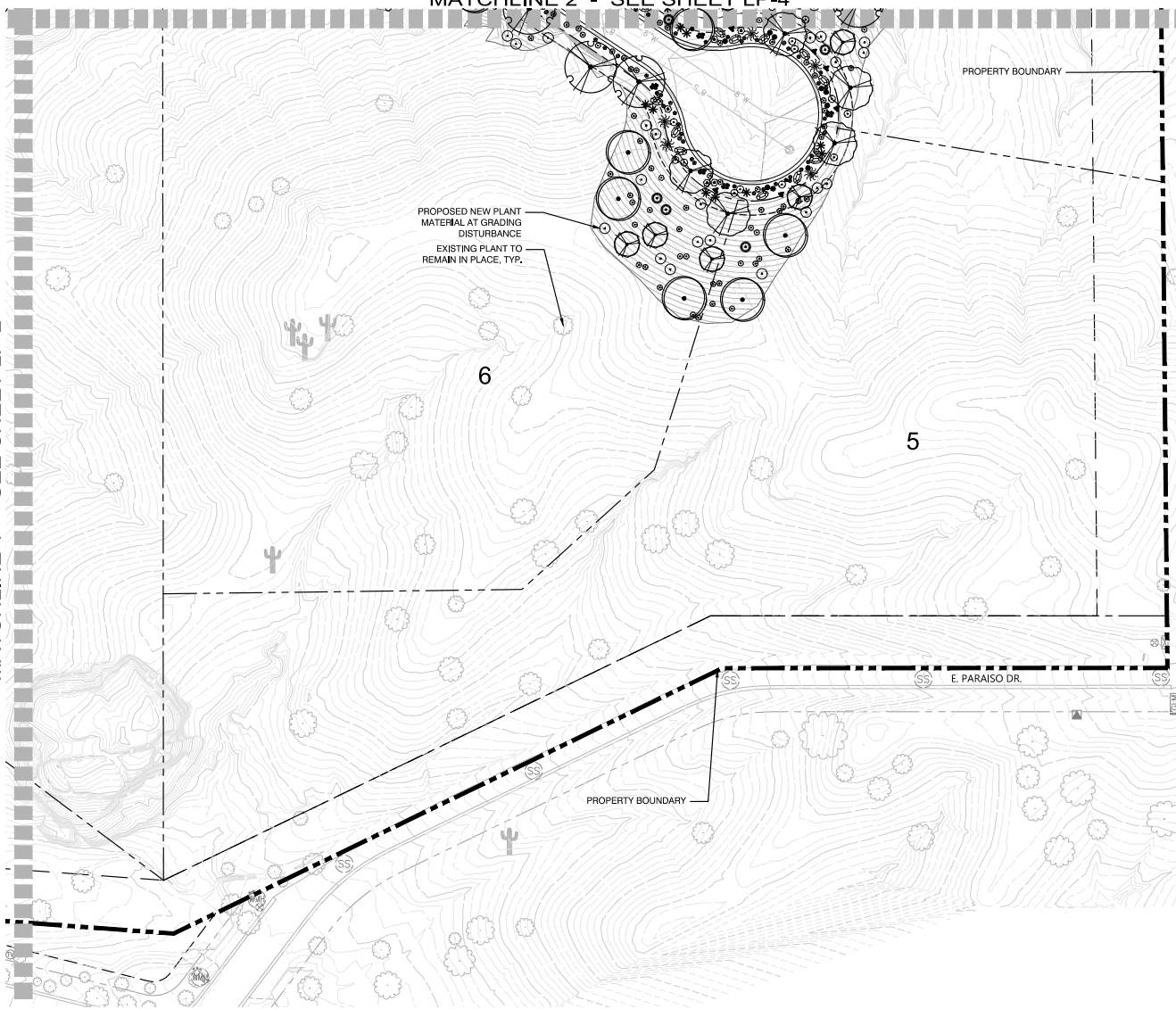
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SHEET	LP-2
3 OF 9 SHEETS	



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MATCHLINE 2 - SEE SHEET LP-4

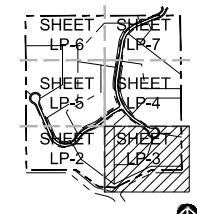


PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Acacia greggii / Catclaw Acacia
	Cercidium floridum / Blue Palo Verde
	Cercidium microphyllum / Foothill Palo Verde
	Chilopsis linearis / Desert Willow
	Olneya tesota / Desert Ironwood
	Prosopis velutina / Velvet Mesquite
SHRUBS	BOTANICAL / COMMON NAME
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	Encelia farinosa / Brittle Bush
	Ericameria laricifolia / Turpentine Bush
	Justicia californica / Chuparosa
	Larrea tridentata / Creosote Bush
	Simmondsia chinensis / Jojoba
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	Fouquieria splendens / Ocotillo
	Yucca baccata / Banana Yucca
ANNUALS / PERENNIALS / GRASSES	BOTANICAL / COMMON NAME
	Aristida purpurea / Purple Threawn
CACTUS	BOTANICAL / COMMON NAME
	Carnegiea gigantea / Saguaro
	Cylindropuntia bigelovii / Teddybear Cholla
	Echinocereus engelmannii / Hedgehog Cactus
	Ferocactus wislizenii / Fish Hook Barrel Cactus
	Opuntia engelmannii / Engelmann's prickly pear

inert materials	
	surface boulder 2'x4' or 1 ton minimum size
	rip-rap, refer to civil plans

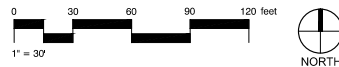
NOTE: REFER TO SHEET LP-1 FOR PLANT QUANTITIES AND PLANTING SIZES.



KEY MAP scale: n.t.s.

LANDSCAPE PLAN

LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY (R.O.W.)
	SIGHT VISIBILITY EASEMENT, REFER CIVIL PLANS
	EASEMENT, REFER CIVIL PLANS



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OVERALL LANDSCAPE PLAN

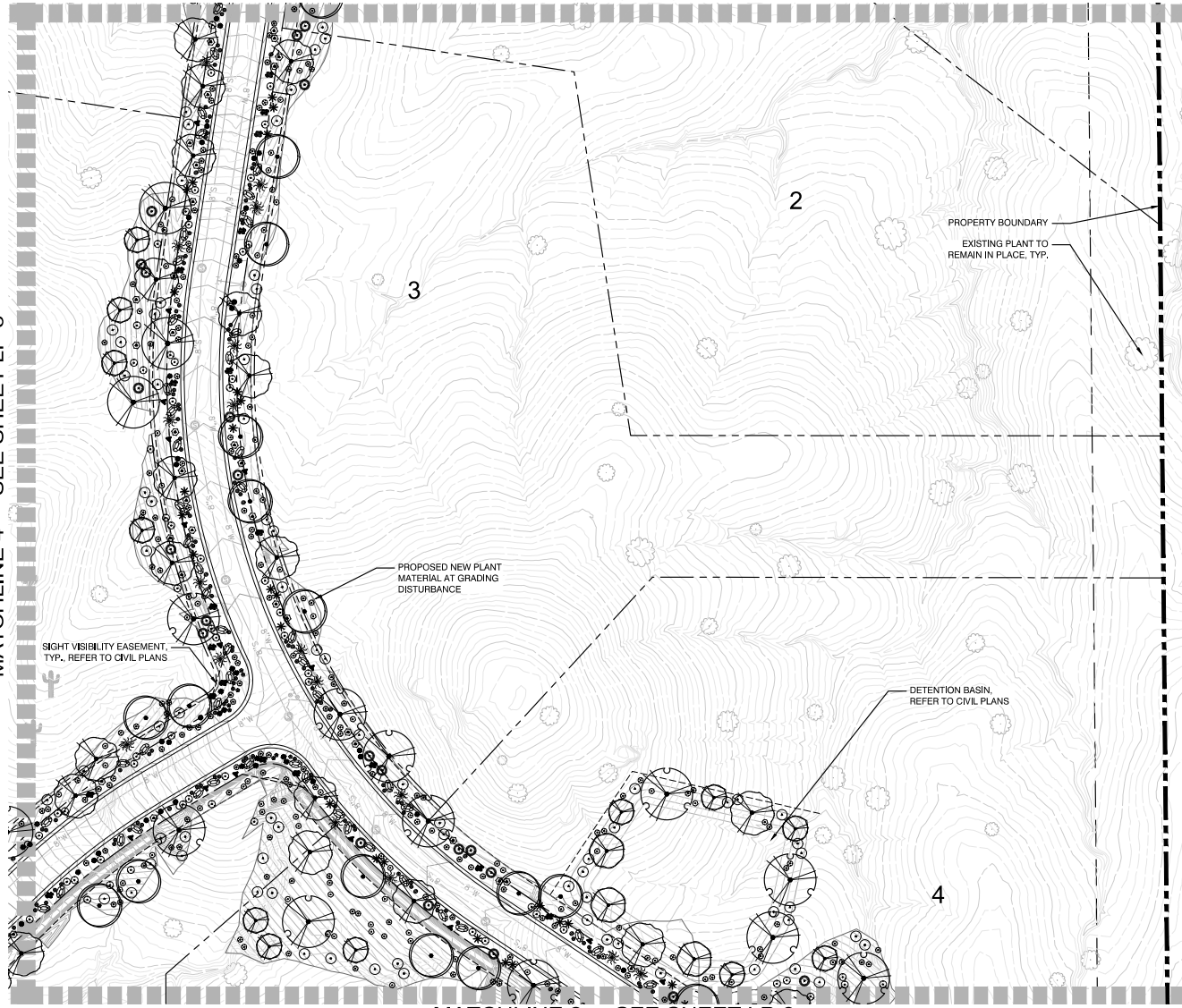
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4 OF 9 SHEETS	



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MATCHLINE 5 - SEE SHEET LP-7

MATCHLINE 4 - SEE SHEET LP-5



MATCHLINE 2 - SEE SHEET LP-3

LANDSCAPE PLAN

- LEGEND**
- PROPERTY BOUNDARY
 - RIGHT OF WAY (R.O.W.)
 - SIGHT VISIBILITY EASEMENT, REFER CIVIL PLANS
 - EASEMENT, REFER CIVIL PLANS



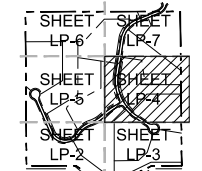
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
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	Opuntia engelmannii / Engelmann's prickly pear

inert materials

	surface boulder 2'x4' or 1 ton minimum size
	rip-rap, refer to civil plans

NOTE: REFER TO SHEET LP-1 FOR PLANT QUANTITIES AND PLANTING SIZES.



KEY MAP scale: n.t.s. NORTH

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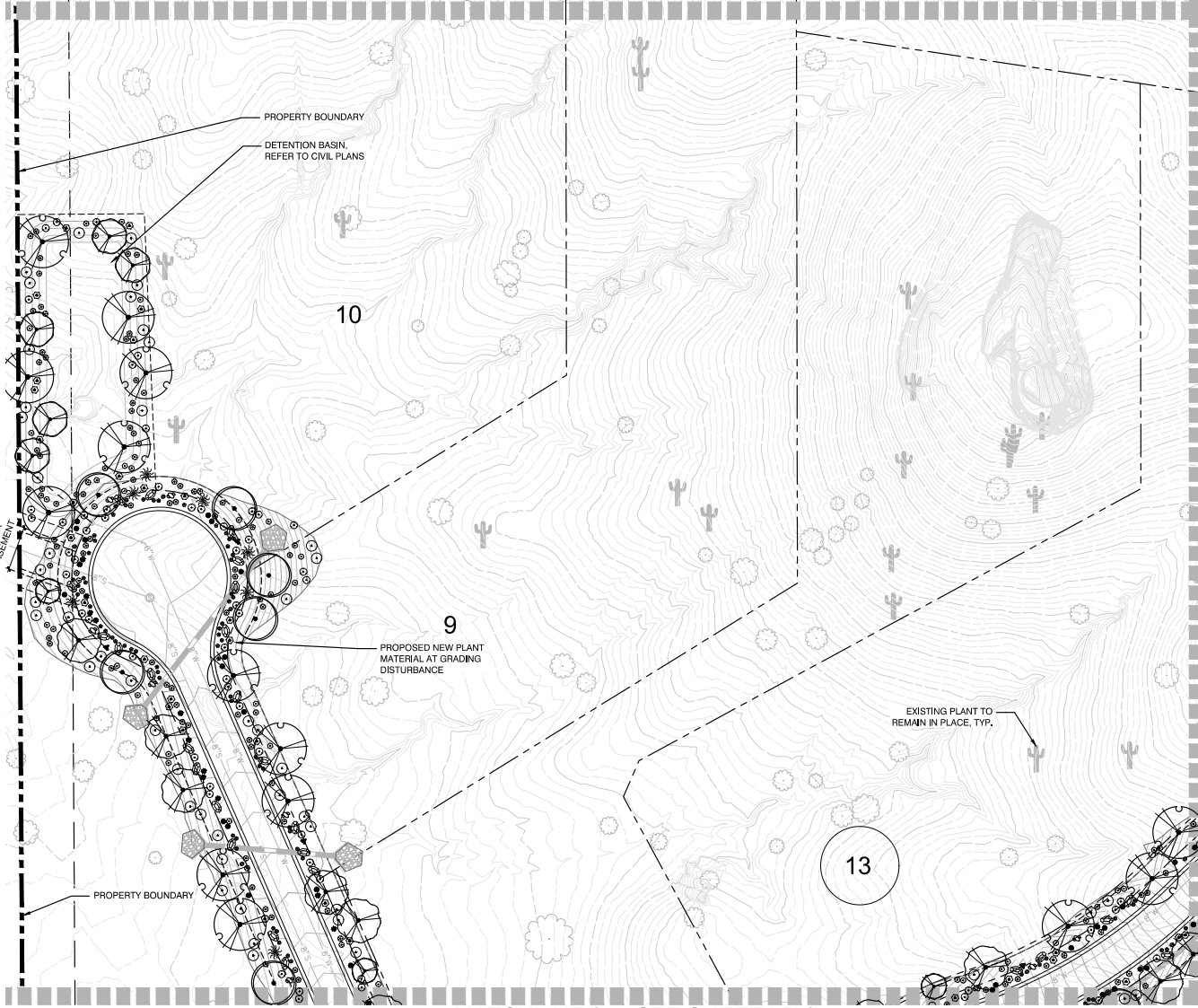
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CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA
CONCEPTUAL LANDSCAPE PLAN
OVERALL LANDSCAPE PLAN

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SHEET	LP-4
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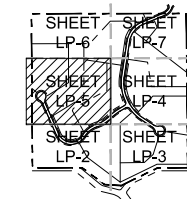
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PLANT SCHEDULE

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	Aristida purpurea / Purple Threawn
CACTUS	BOTANICAL / COMMON NAME
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	Cylindropuntia bigelovii / Teddybear Cholla
	Echinocereus engelmannii / Hedgehog Cactus
	Ferocactus wislizenii / Fish Hook Barrel Cactus
	Opuntia engelmannii / Engelmann's prickly pear

inert materials	
	surface boulder 2'x4' or 1 ton minimum size
	rip-rap, refer to civil plans

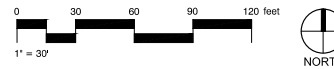
NOTE: REFER TO SHEET LP-1 FOR PLANT QUANTITIES AND PLANTING SIZES.



KEY MAP scale: n.t.s.

LANDSCAPE PLAN

LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY (R.O.W.)
	SIGHT VISIBILITY EASEMENT, REFER CIVIL PLANS
	EASEMENT, REFER CIVIL PLANS



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CONCEPTUAL LANDSCAPE PLAN
OVERALL LANDSCAPE PLAN

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SCALE	AS SHOWN
JOB NO.	2151
SHEET	LP-5
6 OF 9 SHEETS	



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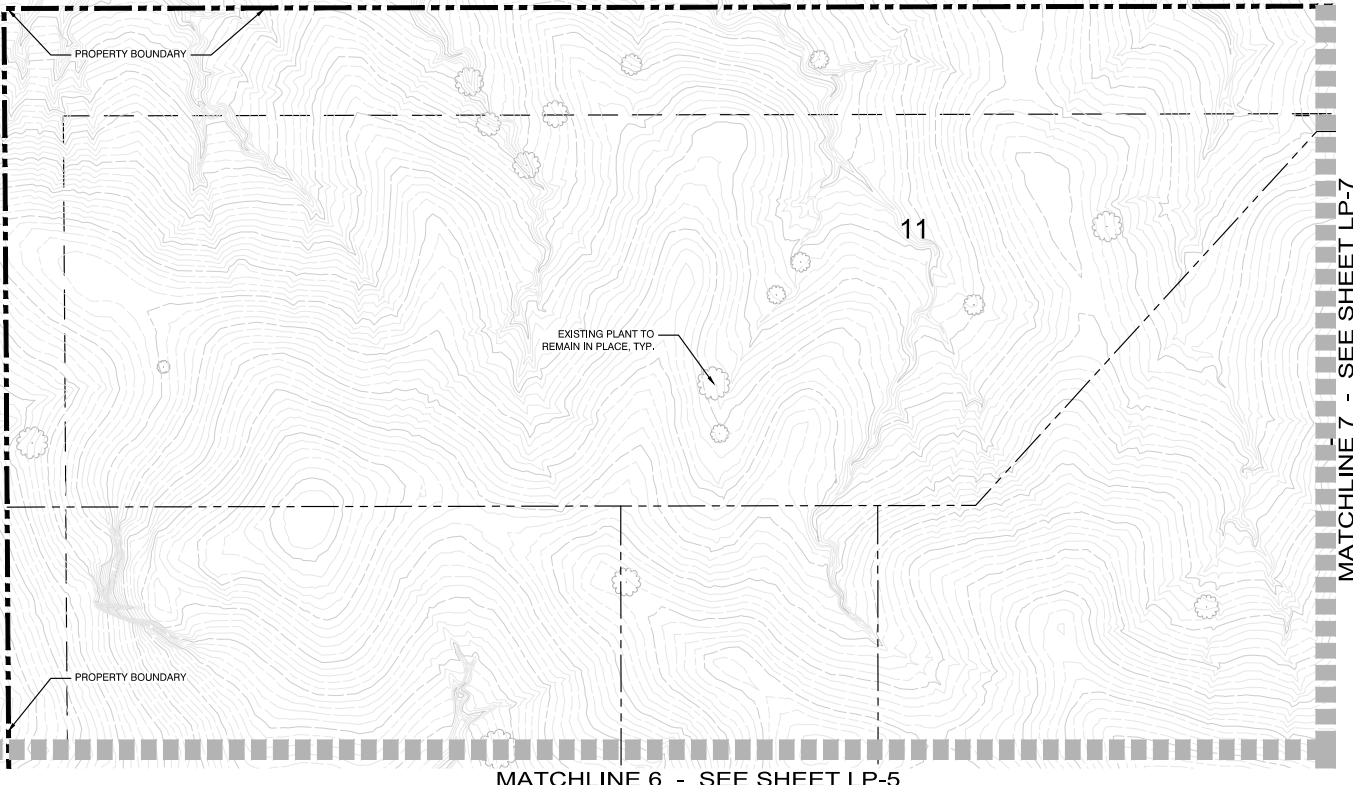
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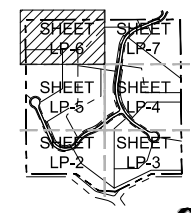
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SONORAN SKY
CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA
CONCEPTUAL LANDSCAPE PLAN
OVERALL LANDSCAPE PLAN

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DATE	09/01/2021
SCALE	AS SHOWN
JOB NO.	2151
SHEET	LP-6
7 OF 9 SHEETS	



NOTE: SHEET LP-6 SHOWN FOR REFERENCE, NO PROPOSED PLANT MATERIAL SHOWN.



KEY MAP scale: n.t.s.



LANDSCAPE PLAN

- LEGEND**
- PROPERTY BOUNDARY
 - RIGHT OF WAY (R.O.W.)
 - SIGHT VISIBILITY EASEMENT, REFER CIVIL PLANS
 - EASEMENT, REFER CIVIL PLANS

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CONCEPTUAL LANDSCAPE PLAN
OVERALL LANDSCAPE PLAN

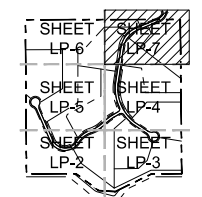
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SHEET	LP-7
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PLANT SCHEDULE

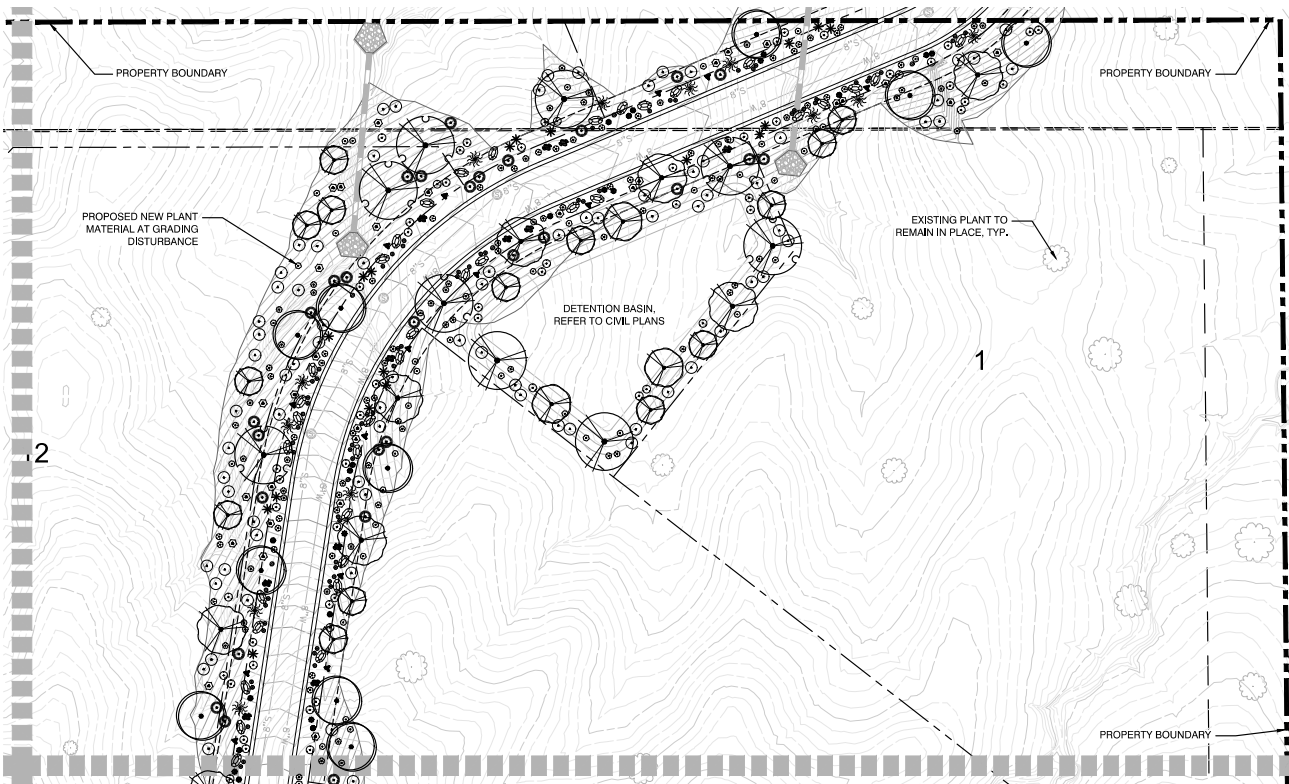
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	Opuntia engelmannii / Engelmann's prickly pear

inert materials	
	surface boulder 2'x4' or 1 ton minimum size
	rip-rap, refer to civil plans

NOTE: REFER TO SHEET LP-1 FOR PLANT QUANTITIES AND PLANTING SIZES.



KEY MAP scale: n.t.s.

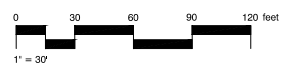


MATCHLINE 7 - SEE SHEET LP-6

MATCHLINE 5 - SEE SHEET LP-4

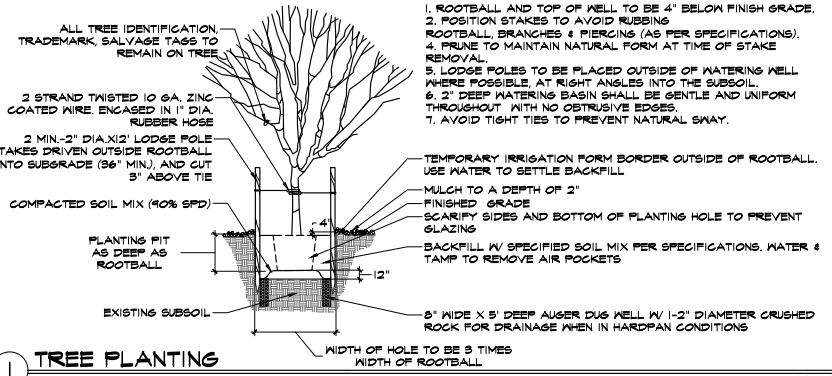
LANDSCAPE PLAN

LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY (R.O.W.)
	SIGHT VISIBILITY EASEMENT, REFER CIVIL PLANS
	EASEMENT, REFER CIVIL PLANS

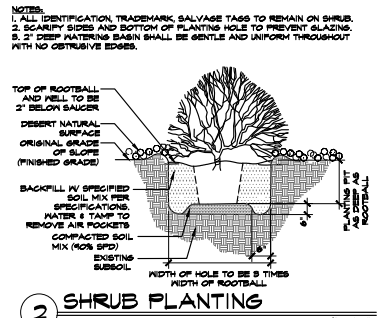


SCALE: 1"=30'

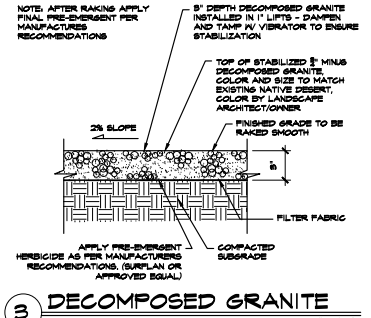
COPYRIGHT © 2015. DISOWNERS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF SWABACK ARCHITECTS + PLANNERS, INC.



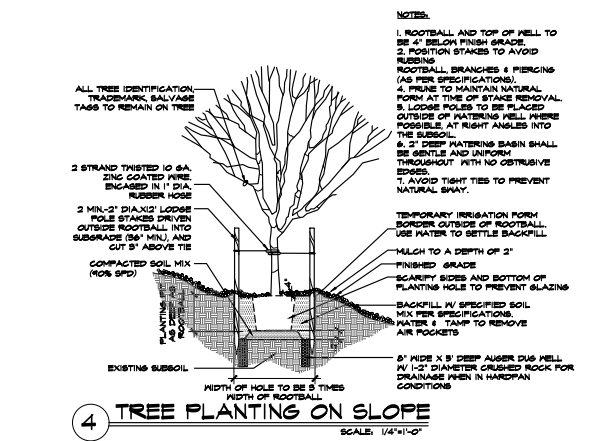
1 TREE PLANTING SCALE: 1/4"=1'-0"



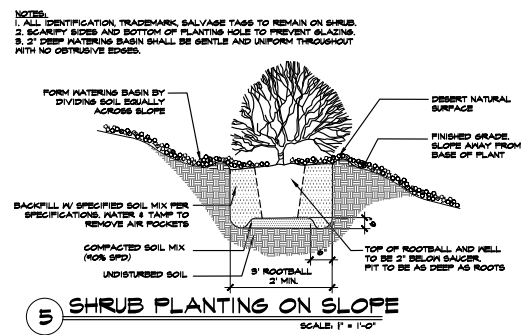
2 SHRUB PLANTING SCALE: 1"=1'-0"



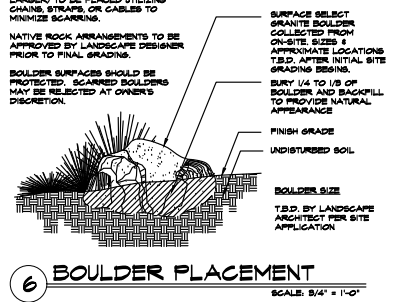
3 DECOMPOSED GRANITE SCALE: 3\"/>



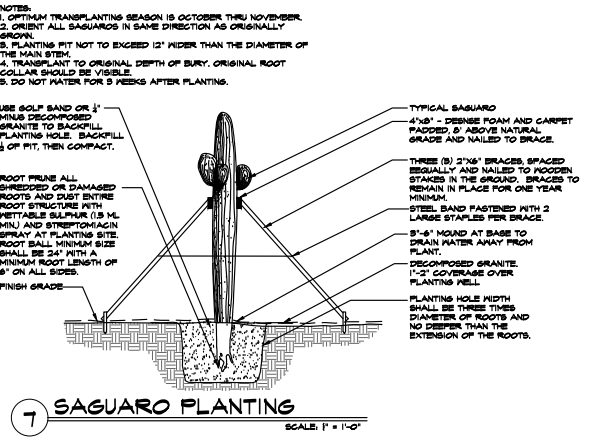
4 TREE PLANTING ON SLOPE SCALE: 1/4"=1'-0"



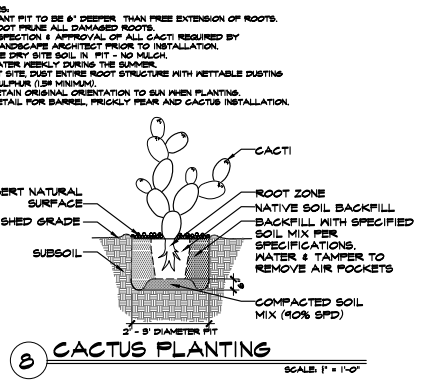
5 SHRUB PLANTING ON SLOPE SCALE: 1"=1'-0"



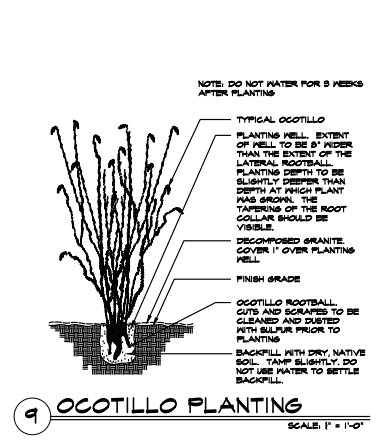
6 BOULDER PLACEMENT SCALE: 3/4"=1'-0"



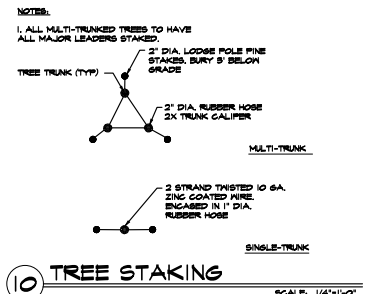
7 SAGUARO PLANTING SCALE: 1"=1'-0"



8 CACTUS PLANTING SCALE: 1"=1'-0"



9 OCOTILLO PLANTING SCALE: 1"=1'-0"



10 TREE STAKING SCALE: 1/4"=1'-0"



PROJECT PHASE

- PRELIMINARY PLAT
- CONSTRUCTION DOCUMENTS
- ISSUE FOR BID SET
- ISSUE FOR CONSTRUCTION

REVISIONS

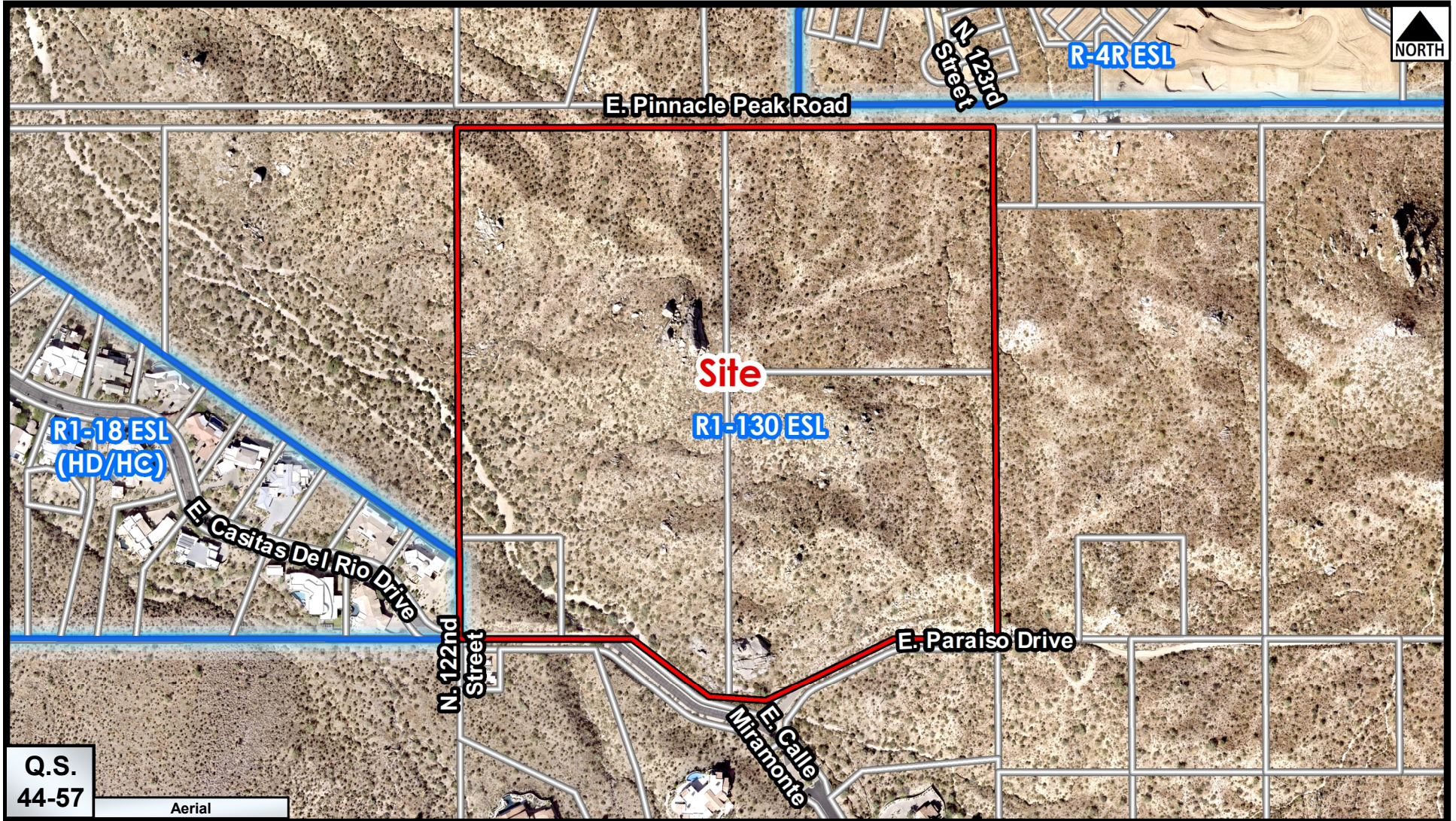
NO.	DESCRIPTION	DATE

PRELIMINARY - NOT FOR CONSTRUCTION

SONORAN SKY
CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA
CONCEPTUAL LANDSCAPE PLAN
LANDSCAPE DETAILS

DRAWN: RP
CHECKED: JD
DATE: 09/01/2021
SCALE: AS SHOWN
JOB NO.: 2151
SHEET: LD-1
9 OF 9 SHEETS





Zoning Aerial

3-PP-2006#3



Sonoran Sky

CITIZEN & NEIGHBORHOOD INVOLVEMENT REPORT

This Citizen Participation Report is in association with the request (529-PA-2021) for the reapproval of the Sonoran Sky preliminary plat on a 41-acre (+/-) property (APN's: 217-09-19b, -019c, -019d, -019e) 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 (du/ac), this community is consistent with the densities in Rural Neighborhoods, which can be up to 1.00 du/ac.

Sonoran Sky (3-PP-2006#2) was approved by the Development Review Board on August 7, 2014 and the approval has since expired. This request for re-approval, with amended development standards, will allow Toll Brothers to develop 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.

In accordance with the requirements for this application, a notification letter has been sent to interested parties, neighbors and property owners within 750 feet of the site. The letter included information about the project and contact information for the project consultants and City staff to allow recipients the opportunity to directly express any questions and/or concerns.

The project team realizes the importance that all citizen outreach and input plays in the development process. We are committed to encouraging and allowing residents and neighbors to express their thoughts, help them understand the matters and attempt to address them in a professional and appropriate way.

09.13.2021

Attachments:

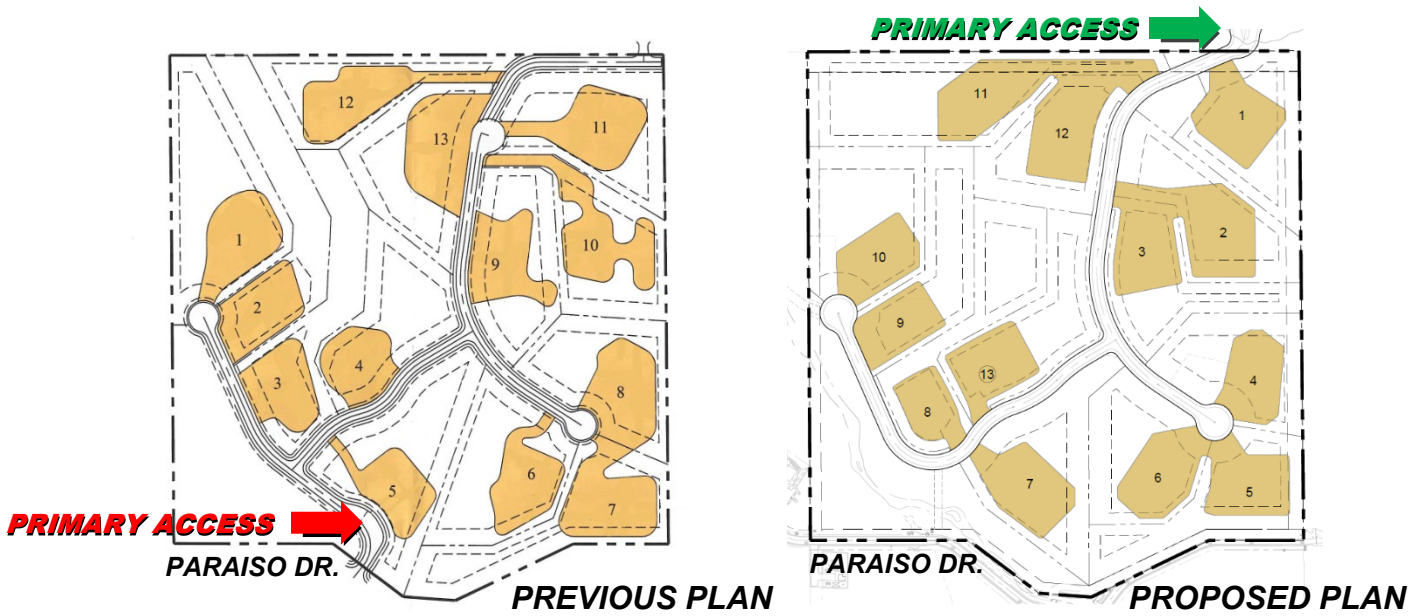
Neighborhood Letter
Notification List

Dear Neighbor:

On behalf of Toll Brothers, we are pleased to inform you about an upcoming request (529-PA-2021), with the City of Scottsdale, for the reapproval of the Sonoran Sky preliminary plat on a 41-acre (+/-) property (APN's: 217-09-19b, -019c, -019d, -019e) 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.

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If you have any questions about this application, please contact me at 602.313.7206 or keith.nichter@kimley-horn.com. The City of Scottsdale Project Coordinator for the project is Jesus Murillo, who can be reached at 480.312.7849 or jmurillo@scottsdaleaz.gov. Thank you.

Sincerely,

Keith Nichter

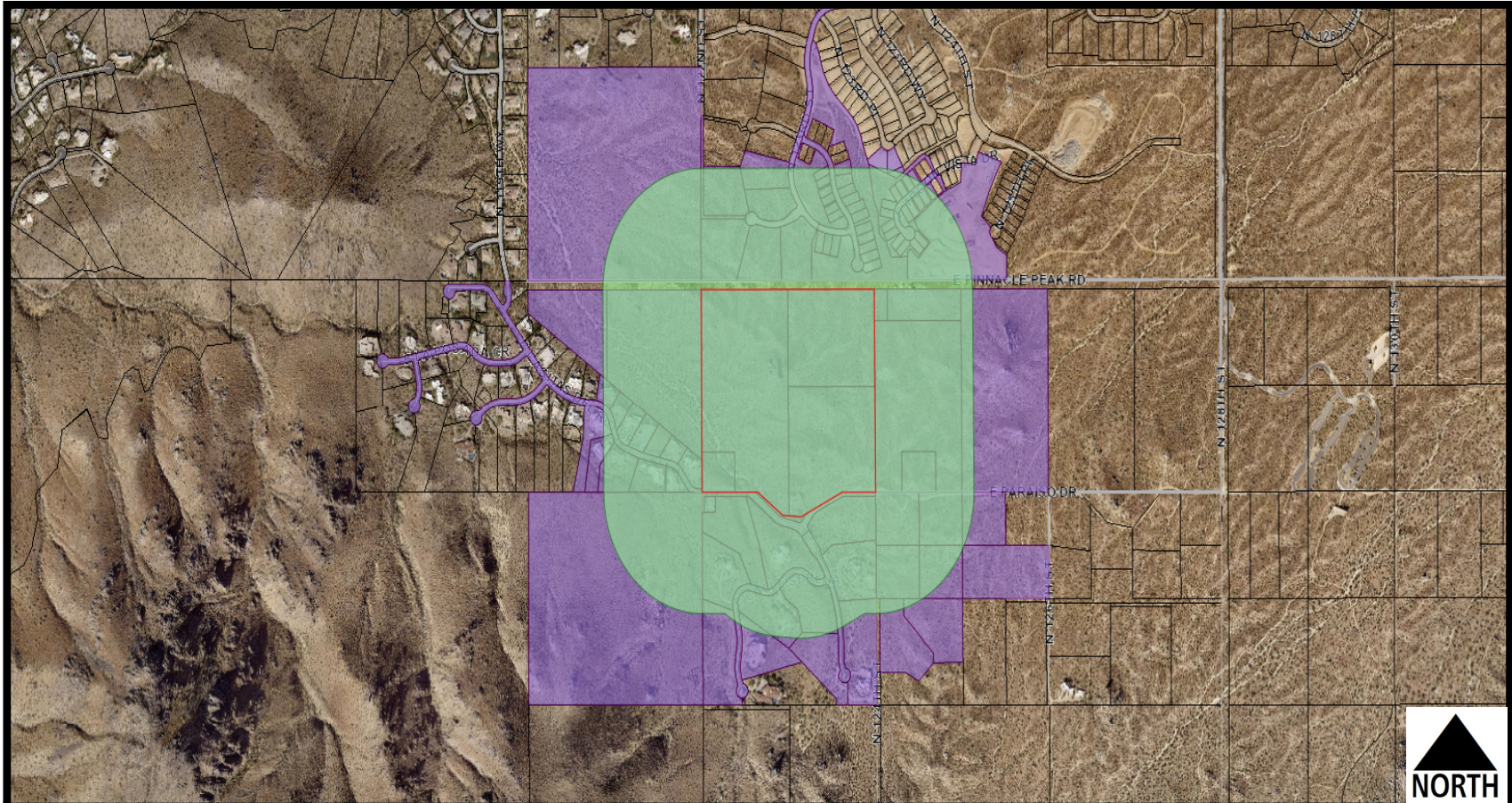
SONORAN SKY - 750' BUFFER NOTIFICATION LIST

Parcel Number	Owner	Property Address	Mailing Address
217-01-013	PRESERVE INVESTMENTS IV LLC		14555 N SCOTTSDALE RD STE 330 SCOTTSDALE AZ 85254
217-01-189B	SERENO CANYON HOMEOWNERS ASSOCIATION		7255 E HAMPTON AVE STE 101 MESA AZ 85209
217-01-193	SERENO CANYON HOMEOWNERS ASSOCIATION	24095 N 124TH ST SCOTTSDALE 85255	7255 E HAMPTON AVE STE 101 MESA AZ 85209
217-01-442	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-443	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-458	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-505	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-506	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-507	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-508	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-509	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-510	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-523	TOLL BROTHERS AZ CONSTRUCTION COMPANY	23860 N 125TH ST SCOTTSDALE 85255	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-533	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-534	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-535	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
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217-01-538	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-539	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
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217-01-541	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-542	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-543	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-544	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
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217-01-546	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
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217-01-565	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
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217-01-567	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
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217-01-580	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-08-053	KAISER PETER/TANYA	12060 E CASITAS DEL RIO DR SCOTTSDALE 85255	12060 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-08-054	COLTELLI JOSEPH/SANDRA	12072 E CASITAS DEL RIO DR SCOTTSDALE 85255	12072 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-08-055	KRIVJANSKY SHAWN ALEX/HSHIAO WEI	12120 E CASITAS DEL RIO DR SCOTTSDALE 85255	3670 E RAVENSWOOD DR GILBERT AZ 85298
217-08-058	PAN LIVING TRUST	12156 E CASITAS DEL RIO DR SCOTTSDALE 85255	12156 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-08-059	DENNIS C & KATHRYN W SUCHOMEL REVOCABLE TRUST	12168 E CASITAS DEL RIO DR SCOTTSDALE 85255	12168 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-08-060	HABRLE ALBINA A	12163 E CASITAS DEL RIO DR SCOTTSDALE 85255	12163 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-08-061	DANIEL PAUL A	12151 E CASITAS DEL RIO DR SCOTTSDALE 85255	623 DRAGGER ST ASHLAND OR 97520
217-08-062	SCHWAB I CONRAD/GEIGER-SCHWAB KATHY L	12127 E CASITAS DEL RIO DR SCOTTSDALE 85255	12127 E CASITAS DEL RIO SCOTTSDALE AZ 85255
217-08-063	MARTHA S GLASS REVOCABLE TRUST	12079 E CASITAS DEL RIO DR SCOTTSDALE 85255	1985 HIDDEN RIDGE LN HIGHLAND PARK IL 60035
217-08-064	LDT LLC	12067 E CASITAS DEL RIO DR SCOTTSDALE 85255	1112 W MAIN ST STE 407 BOISE ID 83702-5005
217-08-418	TROON HIGHLANDS ESTATES HOA INC	11947 E CASITAS DEL RIO DR SCOTTSDALE 85255	21448 N 75TH AVE STE 6 GLENDALE AZ 85308
217-08-419	TROON HIGHLANDS ESTATES HOA INC	11947 E CASITAS DEL RIO DR SCOTTSDALE 85255	21448 N 75TH AVE STE 6 GLENDALE AZ 85308
217-08-422	STEPHEN AND LOUISE RENNECKAR FAMILY TRUST	12132 E CASITAS DEL RIO DR SCOTTSDALE 85255	12132 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-08-423	DANIEL PAUL A	12144 E CASITAS DEL RIO DR SCOTTSDALE 85255	623 DRAGGER ST ASHLAND OR 97520
217-09-018A	SCOTTSDALE CITY OF	12535 E PINNACLE PEAK RD SCOTTSDALE 85255	7447 E INDIAN SCHOOL RD NO 100 SCOTTSDALE AZ 85251
217-09-018D	SCOTTSDALE CITY OF	12415 E PINNACLE PEAK RD SCOTTSDALE 85255	3939 CIVIC CENTER BLVD SCOTTSDALE AZ 85251
217-09-018E	SCOTTSDALE CITY OF	23015 N 124TH ST SCOTTSDALE 85255	3939 CIVIC CENTER BLVD SCOTTSDALE AZ 85251
217-09-018F	SCOTTSDALE CITY OF	12455 E PINNACLE PEAK RD SCOTTSDALE 85255	3939 CIVIC CENTER BLVD SCOTTSDALE AZ 85251
217-09-018G	SCOTTSDALE CITY OF	12415 E PINNACLE PEAK RD SCOTTSDALE 85255	3939 CIVIC CENTER BLVD SCOTTSDALE AZ 85251
217-09-019B	BELSHER ELIZABETH S TR ETAL	22621 N 126TH ST SCOTTSDALE 85255	4919 E GRANDVIEW LN PHOENIX AZ 85018
217-09-019C	BELSHER ELIZABETH S TR ETAL		4919 E GRANDVIEW LN PHOENIX AZ 85018
217-09-019D	BELSHER JOHN ETAL		4919 E GRANDVIEW LN PHOENIX AZ 85018-1811

217-09-019E	BELSHER JOHN L/ROBERT J/BRADLEY E/ETAL		4919 E GRANDVIEW LN PHOENIX AZ 85018
217-09-020B	HR INVESTMENT PROPERTIES LLC		2000 CLASSEN BLVD OKLAHOMA CITY OK 73106
217-09-020C	HR INVESTMENT PROPERTIES LLC		2000 CLASSEN BLVD OKLAHOMA CITY OK 73106
217-09-021	CITY OF SCOTTSDALE	22625 N 120TH ST SCOTTSDALE 85255	3939 CIVIC CENTER PLAZA SCOTTSDALE AZ 85251
217-09-023F	CITY OF SCOTTSDALE	22915 N 124TH ST SCOTTSDALE 85255	3939 CIVIC CENTER PLAZA SCOTTSDALE AZ 85251
217-09-023G	SCOTTSDALE CITY OF	22825 N 124TH ST SCOTTSDALE 85255	7447 E INDIAN SCHOOL RD 205 SCOTTSDALE AZ 85251
217-09-023H	SCOTTSDALE CITY OF	22940 N 126TH ST SCOTTSDALE 85255	7447 E INDIAN SCHOOL RD STE 100 SCOTTSDALE AZ 85251
217-09-023K	SCOTTSDALE CITY OF	22820 N 126TH ST SCOTTSDALE 85255	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ 85251
217-09-023L	CITY OF SCOTTSDALE	22935 N 124TH ST SCOTTSDALE 85255	3939 CIVIC CENTER PLAZA SCOTTSDALE AZ 85251
217-09-023M	SCOTTSDALE CITY OF	22815 N 124TH ST SCOTTSDALE 85255	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ 85251
217-09-023T	CITY OF SCOTTSDALE	22675 N 124TH ST SCOTTSDALE 85255	3939 CIVIC CENTER PLAZA SCOTTSDALE AZ 85251
217-09-023U	CITY OF SCOTTSDALE	22715 N 124TH ST SCOTTSDALE 85255	3939 CIVIC CENTER PLAZA SCOTTSDALE AZ 85251
217-09-042	KUCZYNSKI STEPHEN/JANICE	12255 E PARAISO DR 1 SCOTTSDALE 85255	12255 E PARAISO DR LOT 1 SCOTTSDALE AZ 85255
217-09-043	KEN AND TINA FEY FAMILY TRUST	12255 E PARAISO DR 3 SCOTTSDALE 85255	1870 PATIO DR SAN JOSE CA 95125
217-09-044	MICHAEL B GUNTER AND EMER M GUNTER REVOC TRUS	12255 E PARAISO DR 4 SCOTTSDALE 85255	24 WINDCASTLE DR ST CHARLES MO 63304
217-09-046	SCOTT F CATE REVOCABLE TRUST	12255 E PARAISO DR 6 SCOTTSDALE 85255	12 RESERVE WAY DUXBURY MA 02332
217-09-047	WORKER DANNY L/KAREN	12255 E PARAISO DR 7 SCOTTSDALE 85255	383 S WALNUT RIDGE CT FRANKFURT IL 60423
217-09-048	GIANGREGORIO CHRIS/VICKY	12255 E PARAISO DR 8 SCOTTSDALE 85255	3208 W REDWOOD LN PHOENIX AZ 85045
217-09-049	BRAR RICK/SONIA	12255 E PARAISO DR 9 SCOTTSDALE 85255	300 RANDALL RD SOUTH ELGIN IL 60177-2261
217-09-050	LUNGWITZ JOSEPH E/THERESA	12255 E PARAISO DR 10 SCOTTSDALE 85255	12036 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-09-051	PHI TIME TRUST	12255 E PARAISO DR 11 SCOTTSDALE 85255	11001 CHAMPAGNE POINT RD NE KIRKLAND WA 98034
217-09-052	DEBORAH MARIE MCELROY REVOCABLE TRUST	12255 E PARAISO DR 12 SCOTTSDALE 85255	18633 FOX HOLLOW CT NORTHVILLE MI 48168
217-09-053A	SCOTTSDALE CITY OF	12203 E PARAISO DR SCOTTSDALE 85255	7447 E INDIAN SCHOOL RD STE 100 SCOTTSDALE AZ 85251
217-09-054	PIEPER AARON WILLIAM/KANIVE COURTNEY BETH	12255 E PARAISO DR 2 SCOTTSDALE 85255	454 CHARLEMAGNE DR LAKE ST LOUIS MO 63367
217-09-055	ESTATES AT MIRAMONTE COMMUNITY ASSOCIATION	12255 E PARAISO DR SCOTTSDALE 85255	12255 E PARAISO DR LOT 12 SCOTTSDALE AZ 85255
217-09-056	ESTATES AT MIRAMONTE COMMUNITY ASSOCIATION	12255 E PARAISO DR SCOTTSDALE 85255	12255 E PARAISO DR LOT 12 SCOTTSDALE AZ 85255

City Notifications – Mailing List Selection Map

Sonoran Sky Replat


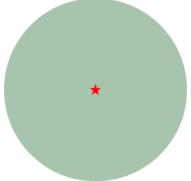


Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Labels Pulled
September 21, 2021

Map Legend:

-  Site Boundary
-  Properties within 750-feet

Postcards: 93

3-PP-2006#3