

CITY COUNCIL REPORT



Meeting Date: January 23, 2024
General Plan Element: *Character and Design*
General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

Cozy Estates (aka Hanella Estates)
3-PP-2018

Request to consider the following:

1. Approval of a final plat for a 4-lot residential subdivision, with Single-family Residential Environmentally Sensitive Lands (R1-43 ESL) zoning, on a 4.5-acre site located at 12481 E Shea Boulevard.

Goal/Purpose of Request

The applicant's request is for approval of a final plat for a 4-lot residential subdivision on an approximately 4.5-acre site.

Key Items for Consideration

- DRB approved the Preliminary Plat on 7/1/2021, with a vote of 7-0.
- Establishes a 4-lot residential subdivision
- Associated GLO abandonment case 6-AB-2022, was approved by City Council 9/13/2022, with a vote of 7-0.

LOCATION

12481 E Shea Boulevard

OWNER

124th and Shea Development LLC.

APPLICANT CONTACT

Corey Richter
Richter Homes
1-800-845-1848



BACKGROUND

Zoning

This site is zoned Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL), which allowed for the ability to have the Development Review Board approved the request amendments to development standards, in accordance with the ESL overlay Sec. 6.1083.

Context

This site is located on the north side of E. Cochise Drive, backing to E. Shea Boulevard to the north, and just east of N. 124th Street. The site is currently vacant with a wash running thorough the northern portion and a public trail running along the west boundary accessing the pedestrian underpass at Shea Boulevard.

Adjacent Uses and Zoning

- North: Developed single-family residential subdivision, Sunrise Trail; zoned Single-family Residential Environmentally Sensitive Lands (R1-7 ESL)
- South: Developed single-family residential parcels; zoned Single-family Residential Environmentally Sensitive Lands (R1-43 ESL)
- East: Developed and un-developed single-family residential parcels; zoned Single-family Residential Environmentally Sensitive Lands (R1-43 ESL)
- West: Developed single-family residential parcels; zoned Single-family Residential Environmentally Sensitive Lands (R1-43 ESL)

Other Related Policies, References:

Scottsdale General Plan 2035, as amended
Shea Character Area Plan
Zoning Ordinance
Land Division Ordinance
6-AB-2022

APPLICANT'S PROPOSAL

Project Data

- | | |
|-------------------------------------|---|
| • Existing Use: | Vacant |
| • Proposed Use: | 4-lot residential subdivision |
| • Parcel Size: | 217,800 square feet / 5 acres (gross)
196,234.69 square feet / 4.5 acres (net) |
| • Building Height Allowed: | 24-feet (measured from natural grade) |
| • Natural Area Open Space Required: | 66,126.88 square feet |
| • Natural Area Open Space Provided: | 66,411.00 square feet |
| • Density Allowed: | 0.83 dwelling units per acre (4 lots) |
| • Density Proposed: | 0.80 dwelling units per acre (4 lots) |

IMPACT ANALYSIS

Plat

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. The final plat is consistent with and conforms to the preliminary plat approved by the Development Review Board.

Water/Sewer

The applicant provided Basis of Design reports for water and sewer, which have been accepted by the Water Resources Division. The City of Scottsdale is an Arizona Department of Water Resources designated provider with a 100 years Assured Water Supply and will supply water in accordance with City codes, ordinances, and the City's Drought Management Plan. All infrastructure upgrades necessary to serve this project will be completed by the applicant.

Public Safety

The Public Safety Department has reviewed the application and finds that there is adequate ability to provide fire and police services for the proposed use. Overall, emergency and non-emergency activities in Scottsdale are continually monitored and tracked to evaluate the effectiveness of our service delivery and to identify any potential for future public safety resource needs for the community.

Community Involvement

The City of Scottsdale promotes public participation in the development of the built environment and has used multiple public outreach methods. The applicant has also complied with the City's suggested best practices for public outreach. No public comments have been received relative to this application.

Policy Implications

This final plat is consistent with the previously approved preliminary plat. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing the lots.

OTHER BOARDS & COMMISSIONS

Development Review Board

The Development Review Board heard this case as a preliminary plat request on July 1, 2021 and approved the request with the amended development standards with a 7-0 vote.

Staff Recommendation to Development Review Board

Staff recommended that the Development Review Board approve the preliminary plat per the stipulations, finding that the provisions of the Land Division Ordinance and the Development Review Board Criteria had been met.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the City Council approve the Cozy Estates (aka Hanella Estates) final plat.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT


Jeff Barnes

Principal Planner

480-312-2376

E-mail: jbarnes@ScottsdaleAZ.gov

APPROVED BY



Jeff Barnes, Report Author

12/21/2023

Date



Tim Curtis, AICP, Current Planning Director

480-312-4210, tcurtis@scottsdaleaz.gov

1/4/2024

Date



Erin Perreault, AICP, Executive Director

Planning and Development Services
480-312-7093, eperreault@scottsdaleaz.gov

01/05/2024

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Zoning Map
3. Preliminary Plat
4. Final Plat
5. July 1, 2021 Development Review Board meeting minutes



Context Aerial

3-PP-2018



Close-up Aerial































3-PP-2018



Zoning Aerial

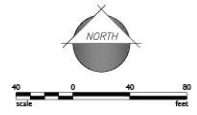
3-PP-2018



- | | |
|---|---|
|  | FOUND CAP AS NOTED |
|  | FOUND REBAR AS NOTED |
|  | FIRE HYDRANT |
|  | WATER METER |
|  | SEWER VALVE |
|  | SEWER MANHOLE |
|  | TV PEDESTAL |
|  | STREET LIGHT |
|  | LIGHT POLE |
|  | LIGHT POLE |
|  | ELECTRIC METER |
|  | LIGHT POLE |
|  | LIGHT POLE |
|  | SIGN |
|  | FENCE |
|  | SEWER LINE |
|  | UNDER GROUND ELECTRIC LINE |
|  | PROPERTY LINE |
|  | RIGHT OF WAY |
|  | BACK WALK |
|  | EDGE OF PAVEMENT |
|  | REGISTERED LAND SURVEYOR |
|  | BUILDING SETBACK EASEMENT |
|  | CITY OF KENTIDGEE |
|  | M.C.O. HANCOCK COUNTY HEALTH DEPARTMENT |
|  | HANCOCK COUNTY RECORDER |
|  | GENERAL LAND OFFICE (EASEMENT) |
|  | SCENIC CONSERVATION EASEMENT |
|  | PUBLIC NON-MOTORIZED ACCESS EASEMENT |
|  | VEHICULAR NON-ACCESS EASEMENT |

LOT AREA TABLE			PROVIDED NACS AREA TABLE (NATURAL OPEN SPACE)		
LOT #	AREA (SF)	AREA (AC)	LOT #	LOT SQ FOOT	NACS AREA (%)
1	33849.13	0.777	1	33849.13	0
2	48009.02	1.102	2	48009.02	13567.40
3	49711.98	1.141	3	49711.98	36931.90
4	45786.73	1.051	4	45786.73	24946.38
TOTAL	177354.86	4.07	TOTAL	177354.86	64126.88
					37.29%

NACS AREA TABLE				
LOT #	LOT AREA SQ. FT.	NACS REQ. (SQ. FT.)	UNCRUSTURED FLOOR	RE-VEGETATED
*1	33849.13	8642.28	7773.38	0
2	48009.02	12002.26	23758.24	0
3	49711.98	12427.99	18189.24	0
4	45786.73	11446.18	18933.48	0
TOTAL	177354.86	44308.71	76906.05	0



LOT 7, SECTION 26, TOWNSHIP 3 NORTH,
RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA

N.T.S.



DEVELOPER / OWNER
12481 E SHEA BLVD

DEVELOPER / OWNER:
12481 E. SHEA BLVD
SCOTTSDALE, AZ 85259
OWNER: ROSS STUART
ROSS.B.STUART@GMAIL.COM

PLANNER, ENGINEER:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD, SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: NATALIE GRIFFIN
natalie.griffin@epsgruoinc.com

PLANNER, ENGINEER:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD, SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: NATALIE GRIFFIN
natalie.griffin@epsgruoinc.com

LOCATION:

LOCATION:	NW1/4 COCHRAN DR AND N 125TH ST
APN:	217-02-018
EXISTING ZONING:	R-4.5 (S)
PROPOSED ZONING:	R-4.5 ESL
GROSS AREA:	5,140 AC (INCLUDING SHEA R/W)
NET AREA:	4,430 AC
R/W AREA:	50 AC (SHEA BLVD)
NO. OF LOTS:	4
FRONT YARD SETBACK:	30 FEET
SIDE YARD SETBACK:	15 FEET
"OPEN SPACE SIDEYARD SETBACK"	5 FEET
REAR YARD SETBACK:	25 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
(UTILIZING ESL OVERLAY 25% REDUCTION OF DEVELOPMENT STANDARDS)	
LOT SIZE:	32,250 SQ MINIMUM
DENSITY:	0.08 DVI GROSS AC; 0.03 DVI NET AC
FLOOR AREA:	0.176 AC GROSS (38%)
OPEN SPACE RATE MAP	PANEL #1785L

THE MEASURED WEST LINE OF
TOMBIGHEE NORTH RANGER

THE MEASURED WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 3 NORTH RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING: NORTH 00
DEGREES 03 MINUTES 45 SECONDS WEST.

6. AN EASEMENT FOR SLOPE AND PERMANENT DRAINAGE AND RIGHTS INCIDENTAL THERETO,
RECORDED IN DOCUMENT NO. 94-0891447.
(ITEM IS SHOWN HEREON)

LEGAL DESCRIPTION

G.L.O. LOT 7 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED UNTO THE UNITED STATES OF AMERICA IN PATENT TO SAID LAND; AND

EXCEPT ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF REASONABLE MATERIALS AS RESERVED UNTO THE UNITED STATES OF AMERICA IN PATENT TO SAID LAND.

THE PROJECT WILL BE DESIGNED FOR THE LOTS TO DRAIN INTO STREET AND INTO DRAINAGE SWALE. ONCE IN THE STREET, STORM WILL FLOW THROUGH A SCUPPER INTO THE RETENTION BASIN. SOME OF THE STORM WATER WILL DRAIN TO THE REAR OF THE LOTS INTO A DRAINAGE SWALE. FROM THERE IT WILL FLOW INTO A SECOND RETENTION BASIN. THE BASINS ARE DESIGNED TO HOLD THE DIFFERENCE BETWEEN THE PRE-AND POST-DEVELOPMENT FLOWS. AS THE BASIN FILLS IT WILL FLOW INTO THE STREET.

N. 1/4 COR.
SECTION 26
T. 3N. R. 5E
FOUND COB GRASS
CAP IN HAND HOLE

N

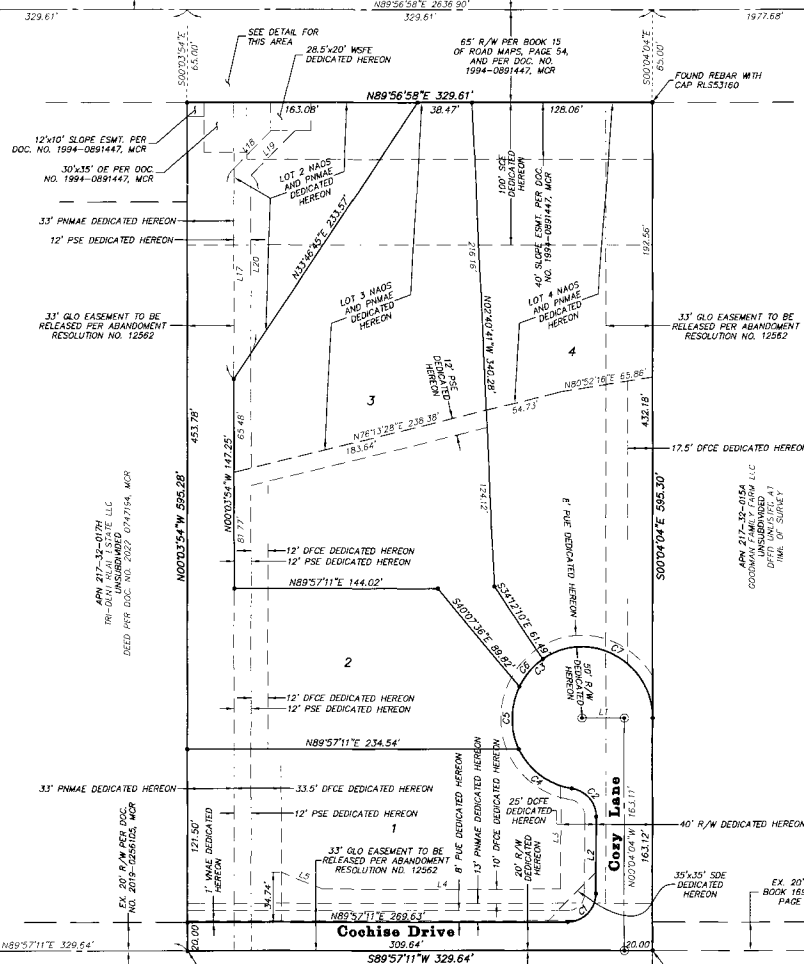
SCALE: 1"=40'
0 20 40 80

124th Street
N 124TH ST W 32471.0

CENTER OF
SECTION 26
T. 3N. R. 5E
FOUND MOH GRASS
CAP IN HAND HOLE

Shea Boulevard

Shea Boulevard



LINE TABLE

LINE	BEARING	LENGTH
L1	N89°55'58"E	30.00'
L2	N00°04'04"W	53.82'
L3	N00°04'04"W	72.40'
L4	S89°57'11"W	168.39'
L5	N88°50'07"W	31.99'
L6	N89°56'58"E	12.05'
L7	N89°55'38"E	20.95'
L8	S89°59'52"E	9.07'
L9	N89°56'58"E	17.28'
L10	N89°56'58"E	59.35'
L11	N89°56'58"E	28.50'
L12	S00°02'14"E	20.00'
L13	S89°56'58"W	28.50'
L14	N00°03'02"W	20.00'
L15	S89°56'58"W	11.53'
L16	S89°56'58"W	16.97'
L17	N00°03'54"W	147.68'
L18	N44°56'22"E	37.25'
L19	N44°56'22"E	44.28'
L20	S00°03'54"E	124.82'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	31.42'	60°01'15"
C2	20.00'	28.55'	81°47'12"
C3	50.00'	228.45'	261°47'12"
C4	50.00'	49.05'	56°12'35"
C5	50.00'	45.31'	51°55'24"
C6	50.00'	25.76'	29°31'08"
C7	50.00'	108.33'	124°08'06"

LEGEND

APN	ASSESSOR'S PARCEL NUMBER
COB	CITY OF SCOTTSDALE
DFCE	DRAINAGE AND FLOOD CONTROL EASEMENT DEDICATED HEREON
DE	DRAINAGE EASEMENT
GLO	GENERAL LAND OFFICE
MCHD	MARICOPA COUNTY HIGHWAY DEPARTMENT
MCR	MARICOPA COUNTY RECORDER
NASO	NATURAL AREA OPEN SPACE DEDICATED HEREON
PMAE	PUBLIC NON-MOTORIZED ACCESS EASEMENT DEDICATED HEREON
PUE	PUBLIC UTILITY EASEMENT DEDICATED HEREON
PSE	PRIVATE SEWER EASEMENT DEDICATED HEREON
R/W	RIGHT OF WAY
SCE	SCENIC CORRIDOR EASEMENT DEDICATED HEREON
SDE	SHOULDER DISTANCE EASEMENT DEDICATED HEREON
VNAE	VEHICULAR NON-ACCESS EASEMENT DEDICATED HEREON
WSFE	WATER AND SEWER FACILITIES EASEMENT DEDICATED HEREON
⊙	SURVEY MONUMENT (SET SURVEY MARKER PER CITY OF SCOTTSDALE STANDARD DETAIL 2120, TYPE D)
•	PROPERTY BOUNDARY CORNER (SET 1/2" REBAR WITH CAP LSI/FORM UNLESS OTHERWISE NOTED)
---	PROPERTY LINE
---	NEW LOT LINE
---	ADJACENT LOT
---	EASEMENT LINE
---	CENTERLINE

SHEET 2 OF 2

PREPARED FOR
124th and Shea Development, LLC

FINAL PLAT
FOR
COZY ESTATES

LOT 7, SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE 26A AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

Keogh Engineering, Inc.
800 N. 17TH AVENUE, SUITE 100, COVINGTON, ARIZONA 85326
(928) 881-5333 FAX (928) 881-5334
www.keoghsurveying.com

DATE: NOVEMBER, 2023
JOB NO.: 22521
MAP NO.: E-22521





**SCOTTSDALE DEVELOPMENT REVIEW BOARD
REMOTE ELECTRONIC MEETING
THURSDAY, JULY 1, 2021
*SUMMARIZED MEETING MINUTES***

PRESENT: Kathy Littlefield, Councilwoman
William Scarbrough Planning Commissioner
Shakir Gushgari, Vice Chair
Doug Craig, Design Member
Michal Ann Joyner, Development Member
Ali Fakhri, Development Member
Jeff Brand, Design Member

STAFF: Brad Carr
Joe Padilla
Jeff Barnes
Katie Posler
Bronte Ibsen
Karen Hemby
Nicole Garcia
Lorraine Castro

CALL TO ORDER

Councilwoman Littlefield called the meeting of the Development Review Board to order at 1:16 PM.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to July 1, 2021 Development Review Board agenda items, and other correspondence.

PUBLIC COMMENT

2. Public Comment time is reserved for citizens to comment on non-agendized items that are within the Development review Board's jurisdiction. No official Development Review Board action can be taken on the items.

NO PUBLIC COMMENT RECEIVED.

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:
http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

MINUTES

3. Approval of the July 1, 2021 Development Review Board Regular Meeting Minutes.

BOARD MEMBER CRAIG MOVED TO APPROVE THE JUNE 17, 2021 DEVELOPMENT REVIEW BOARD MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SCARBROUGH, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, JOYNER, FAKIH AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

4. 3-PP-2018 (Hanella Estates)

Request for approval of the preliminary plat for a 4-lot residential subdivision with amended development standards for reductions of lot area, lot width, front, side, and rear yard setbacks, on a 4.5-acre with Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning.

12481 E. Shea Boulevard

EPS Group, Inc. – Engineer

5. 10-DR-2021 (4Group Building Office and Hangar)

Request for approval of a site plan, landscape plan, and building elevations for an approximately 10,500 square foot hangar and office building located on a 35,120 square foot site with Industrial Park (I-1) zoning.

16115 N. 81st Street

SPA Architects, Inc. – Architect

BOARD MEMBER BRAND MOVED TO APPROVE ITEMS 4 AND 5 OF THE CONSENT AGENDA, 2ND BY COMMISSIONER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SCARBROUGH, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, JOYNER, FAKIH AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).

6. 20-DR-2021 (The Champs Live Here Mural)

Request for approval of a mural on the east elevation of an existing commercial building on a 15,640 square foot site with Neighborhood Commercial (C-1) zoning.

8018 E. Thomas Road

Mike Baum – Applicant/Owner

MOTION BY BOARD MEMBER BRAND TO APPROVE ITEM 6 WITH THE ADDITIONAL STIPULATION TO REPAINT THE SOUTH AND WEST SIDES OF THE BUILDING BACK TO THE ORIGINAL COLOR, OR A COLOR APPROVED BY CITY STAFF, AND TO FINISH OUT THE NORTH SIDE OF THE BUILDING WITH NEW PAINT AND BORDER AROUND THE EXISTING MURAL, WITH WORK TO BE COMPLETED NO LATER THAN 60 DAYS AFTER DRB APPROVAL (7/1/2021). 2ND BY BOARD MEMBER CRAIG. THE MOTION CARRIED IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER SCARBROUGH, BOARD MEMBERS CRAIG, JOYNER, FAKIH AND BRAND WITH A VOTE OF SIX (6) TO ONE (1), WITH VICE CHAIR GUSHGARI DISSENTING.

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 1:45 PM.