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

480-312-7093, eperreault@scottsdaleaz.gov

APPROVED BY

Men		12/21/2023
Jeff Barnes, Report Author	Date	
- HAA		
		1/4/2024
Tim Curtis, AICP, Current Planning Director	Date	-
480-312-4210, tcurtis@scottsdaleaz.gov		
Erin Sirreaut		01/05/2024
Erin Perreault, AICP, Executive Director	. — — — — Date	
Planning and Development Services		

ATTACHMENTS

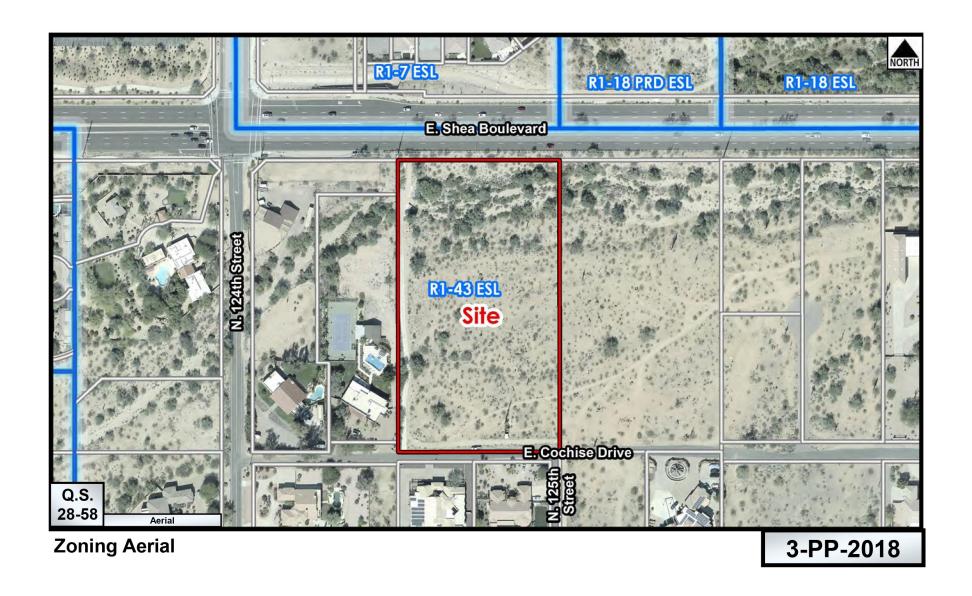
- 1. Context Aerial
- 1A. Aerial Close-Up
- 2. Zoning Map
- 3. Preliminary Plat
- 4. Final Plat
- 5. July 1, 2021 Development Review Board meeting minutes

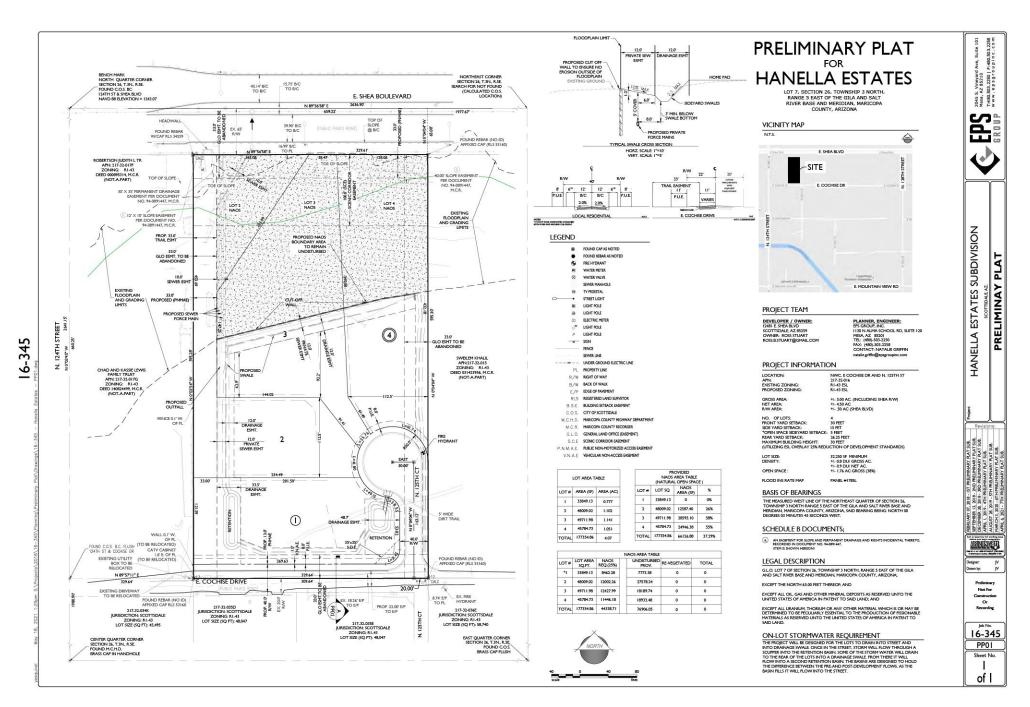


Context Aerial 3-PP-2018



3-PP-2018 Close-up Aerial





DEDICATION

STATE OF ARIZONA S.S.

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PUBLIC STREETS
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DATED THIS	DAY OF	
GRANTOR:		
FOR		

DEDICATION ACKNOWLEDGEMENT

STATE OF ARIZONA S.S.

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF __FOR AND ON BEHALF OF MY COMMISSION EXPIRES:

RATIFICATION

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE AS BERKHEIMET UNDER HAT CENTAIN DEED OF THIS HECKNEID IN HE COUNTY RECORDER'S OFFICE, MINEROPA COUNTY, ARAZINA, IN RECORDER'S MINEROPA COUNTY, ARAZINA, AND THE WITHEST SO THE UNDESSENDED. THE PRISON SIGNING FOR BEREFICIARY MARRAINS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY:		
7	COMMERCE BANK OF ARIZ	ONA
	Prof. of Goodbox	
	TITLE OF POSITION	DATE

RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA S.S.

THIS DOCUMENT	WAS ACKNOWLEDGED BEFORE ME THIS DAY 20
8Y	FOR AND ON BEHALF OF
NOTARY PUBLIC:	
THE CONTRACTOR	EVELOPE.

LOT AREA TABLE

LOT	AREA
1	33,828 S.F.=0.777 Acres
2	48,158 S.F.=1.105 Acres
3	49,680 S.F.=1.14D Acres
4	45,688 S.F.=1.048 Acres

R/W DEDICATION TABLE

STREET	AREA OF NEW RAW
COCHISE DRIVE	6,592 S.F.=0.151 Acres
COZY LANE	12,275 S.F.=0.282 Acre

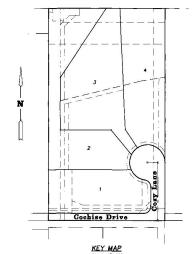
PROVIDED NAOS AREA TABLE

LOT	LOT AREA	NAOS AREA	# OF LOT
1	33,828 S.F	O S.F.	ox
2	48,158 S.F.	12,621 S.F.	26%
3	49,680 S.F.	28,728 S.F.	58%
4	45,688 S.F.	25,062 S.F.	55%
TOTAL	177,354 S.F.	66,411 S.F.	388

FINAL PLAT FOR COZY ESTATES

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

- -----Shea Boulevard



REFERENCE DOCUMENTS

. WARRANTY DEED RECORDED IN DOCUMENT NO. 2022-0225952, MCR. 2. RECORD OF SURVEY RECORDED IN BOOK 1297 OF MAPS, PAGE 2, MCR.



VICINTY MAP

OWNER

124TH AND SHEA DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 14747 NORTH NORTHSIGHT BLVD. 111-191 SCOTTSDALE, ARIZONA 85280

SURVEYOR

KEDGH ENGINEERING, INC. 650 NORTH 137TH AVENUE #110 GOODYEAR, ARIZONA 85338 PHONE: 623-535-7260 EMAIL: KEOGH@KEOGHENGINEERING.COM CONTACT: DENNIS F. KEOGH

PARENT PARCEL NO.

APN 217-32-016

ZONING R1-43 ESL

BASIS OF BEARINGS

METH B935555 EAST ALONG THE NORTH LINE OF THE MORTHEAST DUARTER OF SECTION 26, TOMMSHE 3 NORTH, RANGE 5 EAST OF THE GLIA AND SALT RIVER BASE AND MERDIAM, MARCICAP COUNTY, ARIZONA FER PLSS SUBJECTION RECORD OF SURVEY AS RECEIVED IN BOOK 752 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA

PARENT PARCEL LEGAL DESCRIPTION

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

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

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

EXCEPT THEREFROM ANY PORTION CONDEMNED IN ORDER RECORDED IN DOCUMENT NO. 94-0891447, OF OFFICIAL RECORDS.

CERTIFICATION

ARIZONA 81

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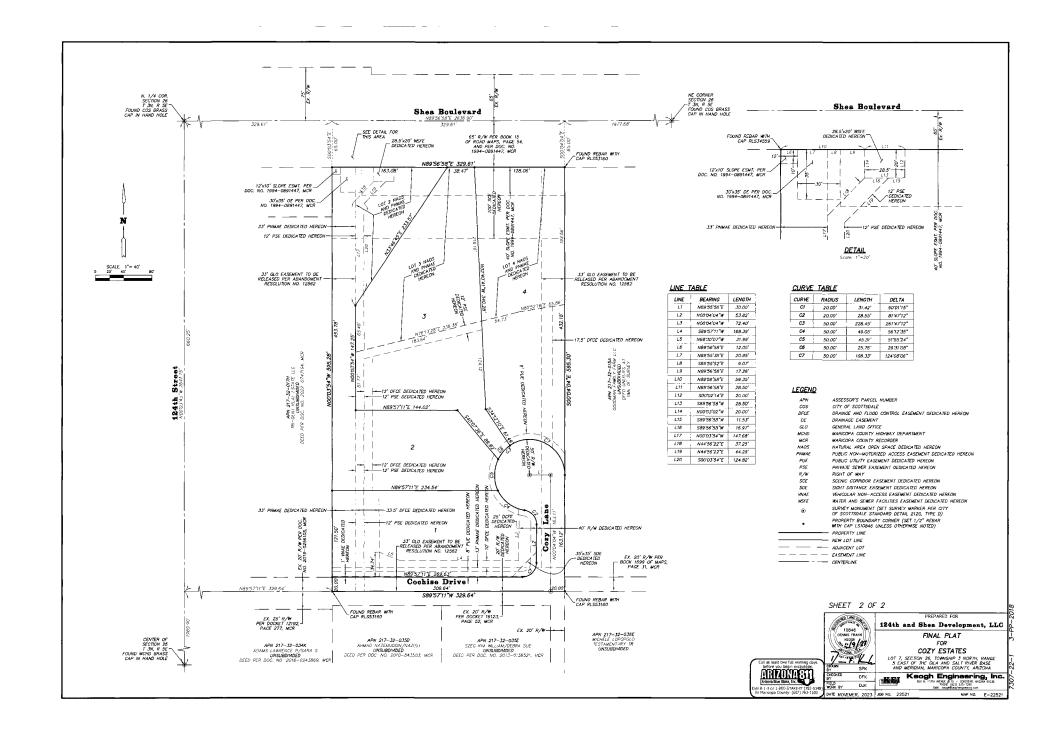




SHEET 1 OF 2

0.5 28-58







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 Fakih, Development Member Jeff Brand, Design Member

STAFF: Brad Carr Bronte Ibsen

Joe Padilla Karen Hemby
Jeff Barnes Nicole Garcia
Katie Posler 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

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 MEMER 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.