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WESTERN HERITAGE
CONSULTING ENGINEERING

Project Narrative

Vargo Quarter Horses LLC
29607 N. Hayden Rd.
Scottsdale, AZ 85266
APN: 216-70-005L

Re: 53-PA-2023
21-DR-2002#2

This request is for an amendment of the site plan approved in Case 21-DR-2002 (Apache Peak Equestrian Center). The following is a summary of the changes:

- Substitution of an 80'x100' shop with labor quarters located for the Phase II – Arena.
- Addition of a concrete pad and masonry retaining wall for a manure storage dumpster/roll-off container.
- Addition of a 24' flagpole.
- Relocating entry gate further inside of property boundary.

Existing Conditions

The project site is located at the southwest corner of E. Dixileta Drive and N. Hayden Road. The existing development on the property appears to conform with the Phase 1 improvements as part of the Case 21-DR-2002. From our survey of the site, there are several structures currently located on site, including a house, barn, shed, covered pen, and multiple wall closures and shade structures. Driveway access to the parcel and the house, enters property from Hayden Road on the west end of the parcel. The existing barn is 8,899 square feet, the shed is 115 square feet, and the covered pen has an area of 3,386 square feet. There are currently seven (7) shade structures with a total area of 4,846 square feet, the wall enclosures cover an area of 8,066 square feet.

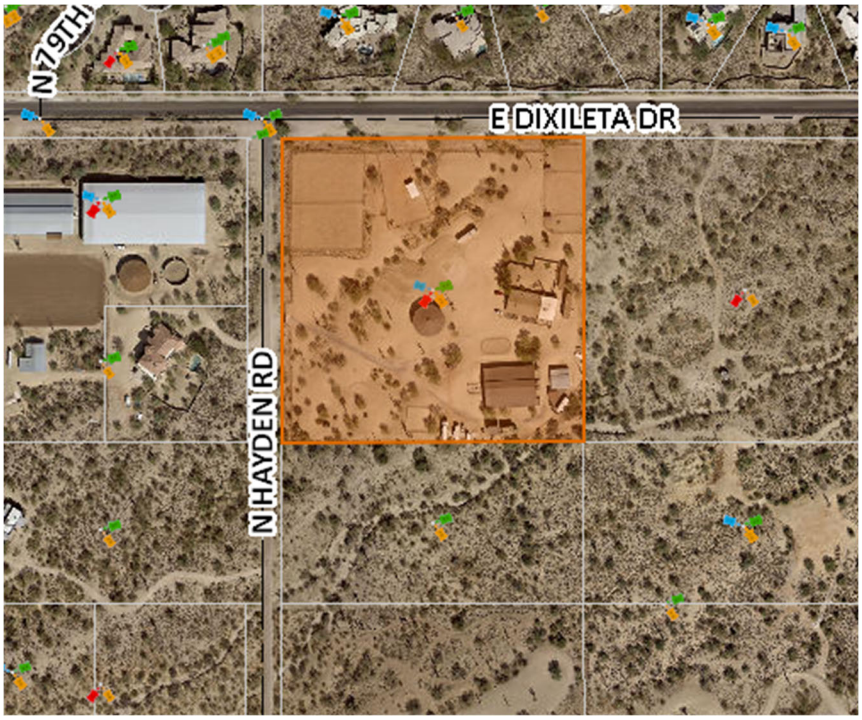
The parcel to the south and east of the project site are vacant. The site north across E. Dixileta Drive are single family residences in the Sincuidados Unit 3 Subdivision. The site west across N. Hayden Road consists of residential lots. The site is currently zoned R1-190 ESL FO with a conditional use permit for a Ranch. Development within the area consists mainly of residential units similar to the project site.

Proposed Conditions

Per the owner's request, a new 80' x 100' (8,000 square foot) shop has been designed for the site. The proposed shop is located approximately 75.0' south and 90.0' east of the north and west property boundaries, respectively. Proposed conditions include the addition of a concrete pad and masonry

retaining wall and screening for manure storage dumpster (located in northeast area of the property) and a 24-foot flagpole, and relocation of the entry gate to be further inside property boundaries.

The building design is compatible with the existing development on site and within the area with a similar architectural feel. Building materials will consist of metal siding, stone accents, masonry blocks, and glazing. The building height will be approximately 22.5' in height and meet the maximum zoning height requirements. All improvements will be complimentary to the area.



Project Site

Design Guidelines – DRB Criteria

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.

   Response: The proposed project will comply with the applicable guidelines, development standards, Design Standards and Policies Manual, Environmentally Sensitive Lands Ordinance (ESLO) and Foothills Overlay (FO) and Rural Character Plan, and General Plan as outlined above. The site is currently zoned as R1-190 ESL FO with a conditional use permit for Ranch and the proposed development is an approved use. The proposed development is an

amendment of the previously approved development plan. The new construction includes a similarly sized shop with labor quarters in lieu of the previously approved Arena. All new construction will be generally located in the interior of the parcel meeting all open space, setback, and building height requirements.

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: The proposed architecture of the new structures is designed to be consistent with the existing adjacent structures on the site as well as in the area and the building materials and colors will be similar to the existing structures on site. Also, new construction will conform to setback limits and height limits established in the ESLO and FO Districts. The existing Natural Area Open Space (NAOS) easements will be maintained and revegetated to meet design standards.

    b. Avoid excessive variety and monotonous repetition;

Response: The proposed construction primarily consists of a single structure with similar characteristics to the existing buildings on site. The architectural components of the building include materials and colors similar to buildings in the surrounding area while providing material contrasts between the metal building and a stone veneer.

    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 proposed improvements include maintaining the areas dedicated to NAOS including some lower scale plant material revegetation improvements to meet design standards. Additionally, a portion of the site will be re-established as NAOS per the previously approved development.

The following Sensitive Design Principles will be addressed as following:

1. The design character of any area should be enhanced and strengthened by new development.
    - Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.
    - Building design should be sensitive to the evolving context of an area over time.

    Response: The building design will be consistent with the buildings on site and in the surrounding area. Natural colors and materials will be used meeting all applicable design guidelines.
2. Development through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:
    - Scenic views of the Sonoran desert and mountains.
    - Archaeological and historical resources

    Response: All new construction will conform to height limits defined by the applicable zoning and overlay districts. No major vistas or natural features are impacted by the proposed improvements.
3. Development should be sensitive to existing topography and landscaping.

- A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

Response: Site topography and landscaping will be improved through lower scale plant revegetation in the dedicated NAOS easement as well as re-establishing the NAOS in the northeast corner of the stie. All landscaping will be developed to create a natural appearance on the site. Grading of the site is kept minimal to maintain the existing contours of the property, with improvements made to the drainage by replacing existing culverts with more appropriate sized culverts based on hydraulic modeling in the Drainage Report.

4. Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.

Response: Proposed improvements will protect the areas devoted to NAOS and natural drainage washes across the site. Revegetation of the NAOS will be provided as defined by the applicable design standards.

5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.
    - Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.

Response: The street frontages will not be disturbed except for re-establishing the NAOS area at the northeast corner of the site. Unpaved trails along E. Dixileta Drive support the area's equestrian identity.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction with the community.

Response: The existing dedicated trail easements support transportation by bicycle and horseback for residents in the area. Proposed construction does not encroach on or impede the bicycle and horse travel paths.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.
    - Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.

Response: Not applicable. The existing street frontage includes native trees offering shade along the trails. The buildings proposed are simple barn/shop structures located within the single parcel property.

8. Buildings should be designed with a logical hierarchy of masses.
    - To control the visual impact of a building's height and size.
    - To highlight important building volumes and features, such as the building entry.

Response: Not applicable. The proposed buildings included are simple barn/shop structures.

9. The design of the built environment should respond to the desert environment.

- Interior spaces should be extended into the outdoors both physically and visually when appropriate.
- Materials with colors and coarse textures associated with this region should be utilized.
- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities.
- Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.

Response: The proposed buildings are designed with materials and colors that complement the desert environment.

10. Developments should strive to incorporate sustainable and healthy building practices and products.
    - Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.

    Response: All construction will be performed with the best attempts to minimize the environmental impacts to the site. The building materials were selected as they are durable. Building materials will consider high efficiency materials and appliances to promote energy conservation.
11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.
    - The character of the area should be emphasized through the careful selection fo planting materials in terms of scale, density, and arrangement.
    - The landscaping should complement the built environment while relating to the various uses.

    Response: All landscaping improvements and restoration will use indigenous materials and be compatible with the natural landscape.
12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.
    - Water, as a landscape element, should be used judiciously.
    - Water features should be placed in locations with high pedestrian activity.

    Response: Desert adapted and native plant materials will be used for any landscaping and area revegetation. No water features or landscaping elements are proposed.
13. The extent and quality of lighting should be integrally designed a part of the built environment.
    - A balance should occur between the ambient light levels and designated focal lighting needs.
    - Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.

    Response: All new exterior building lighting will be designed per the applicable design standards. No new site lighting is proposed.
14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location, and illumination.

- Signage should be designed to be complimentary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

Response: Not applicable. No signage is proposed for the site.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District;

Response: The proposed development meet all applicable design guidelines set forth in the ESL and Foothills Overlay District including building height restrictions, open area requirements, minimum setbacks, building size limits, and sensitive building design requirements such as building color values.

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Response: Not applicable. The site is not in the Historic Property Overlay District.

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: Ingress and egress access is provided from N. Hayden Road and the gate location is proposed to be moved so that vehicles with trailers are not backed up into the street waiting for gate access. The proposed new gate location promotes safety along N. Hayden Road.

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

   Response: Not applicable. Utility services will be located below grade. No rooftop or exposed mechanical units are proposed.

5. Within the Downtown Area, building and site design shall: …

   Response: Not applicable.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria: …

   Response: Not applicable.