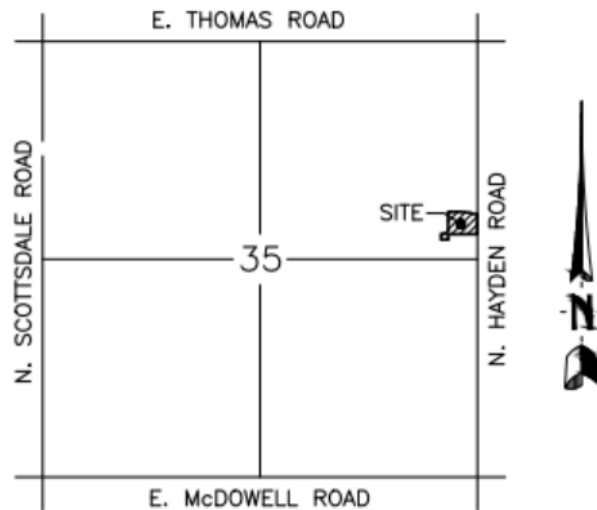


Narrative Report
For

38 Oaks

Design Review and Preliminary Plat
(43-PA-2024)



VICINITY MAP
SECTION 35, T. 2 N., R. 4 E.

Hayden Rd and Oak St

Date Submitted: May 6, 2024

Purpose of Request

The purpose of this request is to seek approval for the Design Review and Preliminary Plat Submittal for a 12-lot single family home subdivision and a replat of 5 existing lots from the adjacent subdivision for 26 Oaks located northeast of the Hayden Road and Oak Street intersection. The intention is to add the 12 new lots to 26 Oaks, thereby creating one cohesive community of 38 lots.

Description of Proposal

The site plan includes 12 new residential lots fronting internal local public streets. These 12 residential lots will be new parcels and construction. The site plan also includes 5 existing lots, replated from the 26 Oaks Subdivision, adjacent to the West.

Lot Design

The subject property is proposed to be platted into 17 individual residential lots, 12 new and 5 replatted lots. These lots will be an addition to the community already in development to the immediate west. These lots will have access to the community amenity located in the southwest portion of the 26 Oaks site.

SITE DATA:

Site Area:	2.305 acres
Total Lots:	17 Platted Lots
Gross Density:	7.37 du/ac
Open Space:	16464 sf
% Open Space:	2.4%

SETBACKS:

Front:	20
Side/Rear:	5' / 10'
Minimum Yard:	10'
Max. Height:	30'
Typical Lot Size:	40' x 70'

Site Circulation

The local street Sheridan, that will serve the community, will intersect Hayden Road. This neighborhood will only share vehicular access with the existing neighborhood these lots are joining, 26 Oaks. It may share access with the adjacent proposed small multi-family project to the north as well. The single-family residential neighborhood will typically generate about 380 trips per day, with a peak-hour rate of around 40-45 trips.

In allowing access from the proposed apartment project north of this site, additional south bound 'U'-turns on Hayden Road will be greatly reduced, reducing the complexity of traffic patterns in this portion of Hayden.

Drainage

The site will be designed to retain its 100-year, 2-hour event (or per city requirements). This will be achieved through a combination of an above-ground retention basin and dry well. (Please refer to the Drainage Report provided by Clouse Engineering)

Architecture & Landscape

The architecture proposed for this community is complementary to the surrounding area utilizing a desert color palette, appropriate landscaping and community open space all designed to promote engagement amongst neighbors. Shade trees will be provided along internal pedestrian paths as well as along the northern boundary to create a natural screen between this new community and existing homes to the north.

Open Space

The residential portion of the site will include 1 area of common open space: along the Hayden Road frontage (which will also serve as the neighborhood recreational area and serve as primary retention area). Residents can utilize the amenity in the southwest corner of 26 Oaks as well.

Infrastructure

The uses on this site will tie into water and sewer facilities in Sheridan Road.

The site has minimal land slopes (1% +/-) that drain to the west-southwest. Detention exists in 26 Oaks and will continue to exist in the new plan through the installation of a new basin in the Southeast portion of the site.

Compatibility to Surrounding Area

The proposed plan features a compact patio home design which will blend with the existing and future residential in the area which is a mix of R-4 and R-5 residential projects.

The proposed community is consistent with the Character and Design Chapter of the Scottsdale General Plan. The plan establishes Scottsdale as a community which promotes high quality design that is above the norm in terms of aesthetic composition and sustainable durability. With its high quality of design, architecture, and landscaping, the proposed community is a natural fit within the established Scottsdale community.

Targeted Date to Begin Construction

The Applicant intends to begin construction upon completion and approval of the Final Plat and Improvement Plans: Estimated 9 months.

Summary of Project

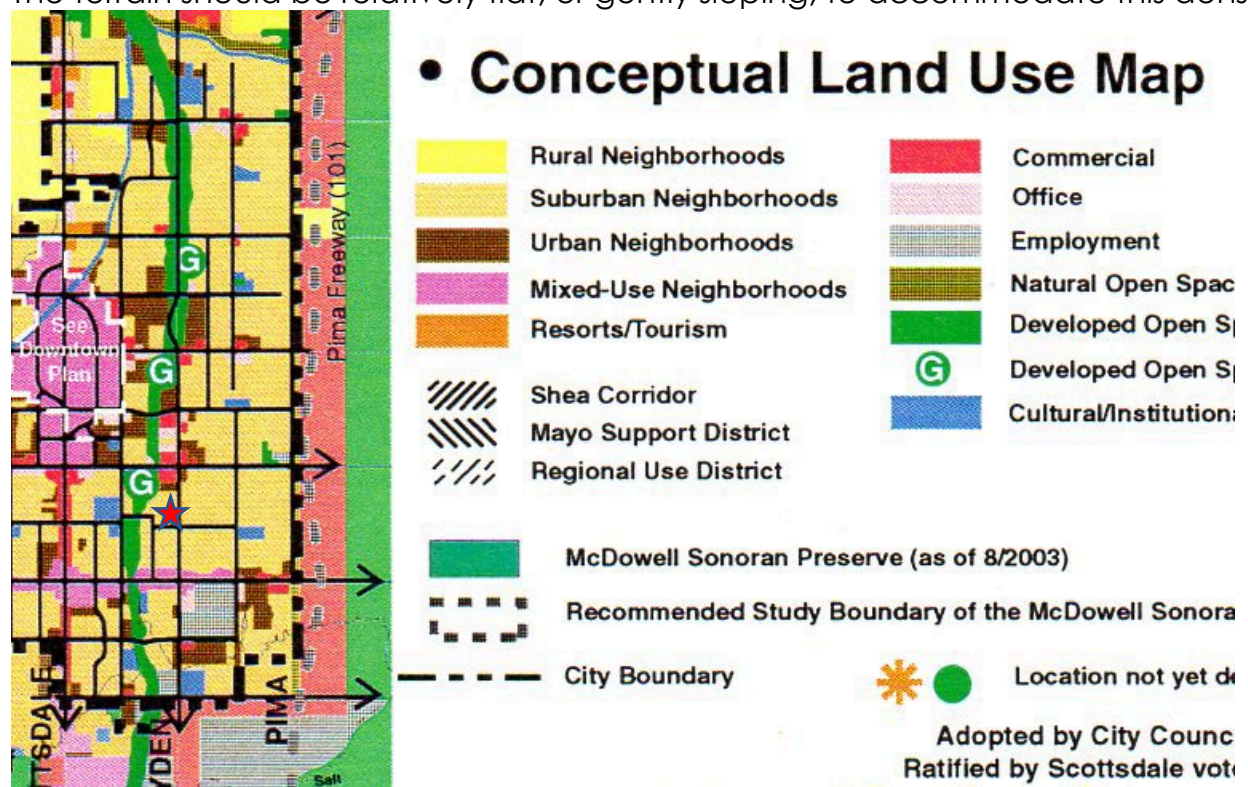
The project was carefully designed to blend seamlessly into the existing community while utilizing an underdeveloped property in an older part of the city. The Applicant worked closely with the existing neighbors and property owners to bring the best project to the area with 26 Oaks and hope to enhance the subdivision with the additional 12 lots. Furthermore, this project supports the City of Scottsdale's desire to create vital, viable, and desirable residential communities that are situated near employment, entertainment, shopping, and healthcare as this property is. The proposed site plan responds appropriately to the current context by contributing an appropriately located, high quality residential community, the kind of community that benefits residents and community members alike.

Development Review Board 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: On the current (2001) General Plan Land Use Plan map the site is designated as "Suburban Neighborhoods". This use is described as: "Medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhomes and can also be used for small lot single-family homes, such as patio homes. It can be incorporated into neighborhoods near the Downtown area and in or adjacent to other non-residential activity centers. These developments may be used as a transition between less intense residential areas and non-residential areas, such as offices or retail centers. The terrain should be relatively flat, or gently sloping, to accommodate this density."



26 Oaks is consistent with the goals and objectives of the Suburban Neighborhoods land use category as well as the existing uses surrounding it.

Character

The property is located within the “Suburban” Character Type per the Character Types Map of the 2001 General Plan. It is also located within the “South Scottsdale Character Area Plan”, as outlined below.

Character and Design Element Policies

Policy Number	Policy Language	Response
4	Encourage “streetscapes” for major roadways that promote the city’s visual quality and character, and blend into the character of the surrounding area.	<i>The site fronts Hayden Road and falls within the “Suburban” streetscape type. There will be substantial landscaped open space setbacks along this major frontage which will truly refresh this older area of the city. The landscape materials will be compatible with those along this stretch of frontage. The challenge will be that the major 68kV power line along this frontage causes limitations in the location and types of trees that are acceptable.</i>
6.	Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.	<i>The community will have lush landscaped open spaces along both the perimeter and internal streets as well as internal to the project.</i>
7.	Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.	<i>The on-site lighting will comply with the city’s lighting control standards and also will follow the I.E.S. standards for a suburban context.</i>

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: 38 Oaks is located within a mature area of the city that has been established for many years. The new homes will enhance the fresh makeover to the property through new construction and new landscaping within the community as well as on the perimeters already established in 26 Oaks. The revitalization of this parcel has been carefully contemplated with special consideration of the existing surrounding residential uses. Plenty of open space will be provided to ensure compatibility with the surrounding area.

b. Avoid excessive variety and monotonous repetition.

Response: The area currently consists of townhomes to the north, single family residences to the west and church to the South. The proposed community will add a different housing option to the community which will bring new life to this part of the city. Older parts of the city can sometimes appear outdated and sometimes neglected. Adding a new development with open space and fresh landscaping will most definitely improve the site and the overall appearance of the surrounding area.

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 architecture takes cues from a design that responds to the desert climate. Elements such as integrated window awnings and durable siding, and materials designed to hold up to the harsh sun all provide relief in hot summers. The integrated stoops, covered patios and plentiful shade trees take advantage of Arizona's climate to promote year-round outdoor living.

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

Response: 38 Oaks is easily accessed directly from Hayden Road via Sheridan. There will be an extended drive along the northern boundary of the property that will provide a sense of arrival to future residents and guests through desert landscaping as well as provide a natural screen/buffer to the existing and future residents to the north through the placement of shade trees. The internal streets will provide smooth circulation in and out of the community and will provide visually appealing green open space to deter monotonous development.

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

Response: All mechanical equipment, appurtenances, and utilities will be screened by both the landscaping and associated site walls and architectural design. Trash will be collected in a single dumpster discretely located at the south of the site.