

Carefree Ranch Homesteads

Lot 11

Minor Land Division Application Narrative

Case #: 1007-PA-2020

1st Submittal: 05/22/2025

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Overview

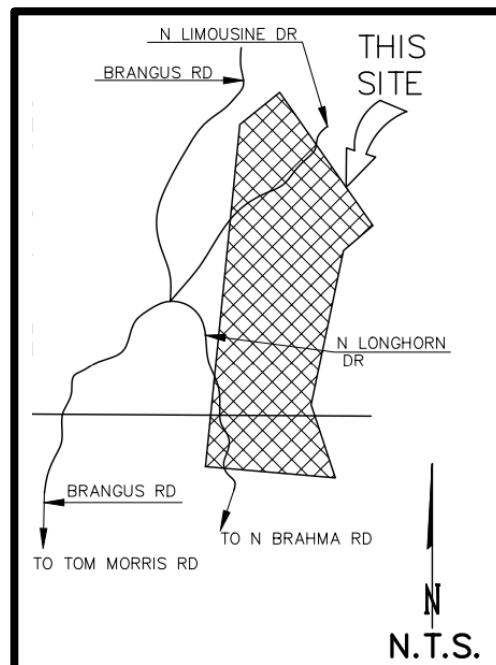
The subject parcel is Lot 11 (a 36-acre parcel) of the Carefree Ranch Homesteads, Phase 1, Revision 4 Final Plat (APN's 219-47-054A, 219-47-054B, 219-47-054C). The existing zoning is R1-190 ESL. The City of Scottsdale provides water service. Sewer service is not available to this property.

A lot split application for the parent parcel (Lot 11) was submitted in 1996 under 43-LS-96. It appears this application was approved since the resulting 3 parcels are delineated on the City of Scottsdale Quarter Section maps and each of the 3 resulting parcels have individual APN's and are delineated on the County Assessor's map.

This document provides a detailed description and analysis of the proposed Minor Land Division request including its relationship to Scottsdale's General Plan, Environmentally Sensitive Lands Ordinance and Sensitive Design Principles.

Project Location

The subject parcel is a 36-acre single family residential lot located within the Carefree Ranch Homesteads, Phase 1, Revision 4 Final Plat. The existing zoning is R1-190 ESL.



Site Conditions

The site is comprised of undisturbed hillside terrain with no significant features other than Typical Sonoran vegetation. The site is located at the top of the hill and slopes to the west at about 25%. The property is located within the Environmentally Sensitive Lands overlay (ESL) and is specifically within the Hillside Landform, as defined by Scottsdale's Mapping.

A slope analysis has been prepared for this property and NAOS requirements calculated based on the City's codes. The results of this analysis and calculations are presented in the accompanying Slope Analysis exhibit. There is a single wash which traverse the site from north to south and is adjacent to Limousine Drive.



Request

This request is for Preliminary Plat approval for a 3-lot residential subdivision in the R1-190 ESL zoning district.

Amended Development Standards

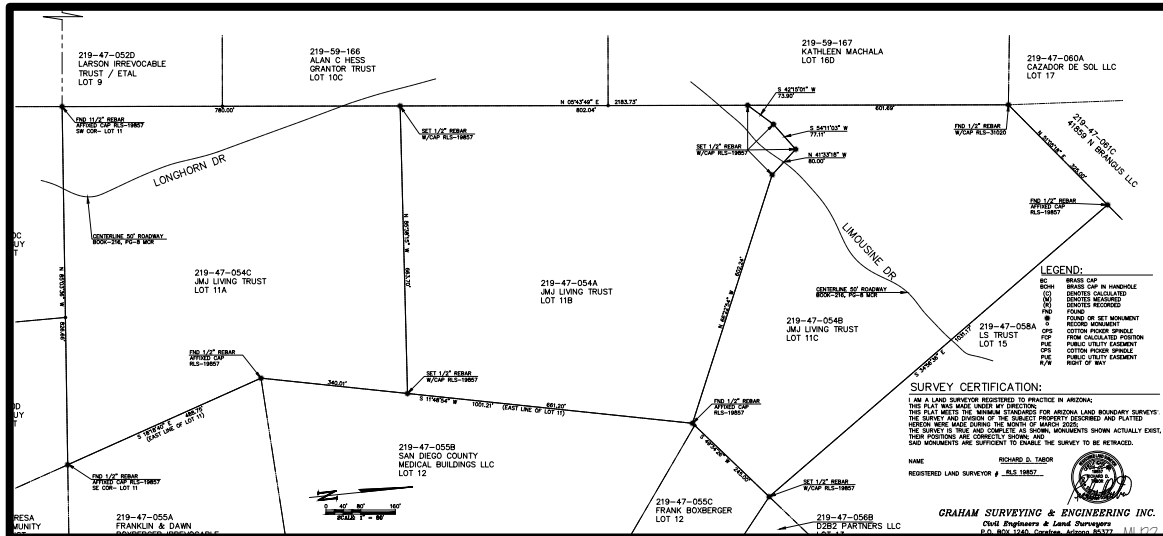
This Preliminary Plat application includes a request to the Development Review Board for Amended Development Standards (ADS) to the extent allowed by the Environmentally Sensitive Lands Ordinance (ESLO). Amended Development Standards will allow more flexibility in the individual lot site planning which will facilitate greater protection of the natural desert features and Hillside topography allowing more sensitive homesite placements. Building (Improvement) Envelopes will be identified with the design of the individual site plans for each of the 3 lots. Proposed amended standards are as follows.

	R1-190 ESL	Amended
Min Lot Area (SF)	190,000	190,000
Min Lot Width (FT)	300	225
Max Bldg. Height (FT)	24	24
Front Setback (FT)	60	45
Side Setback (FT)	30	22
Rear Setback (FT)	60	45

Site Plan

The site plan divides the existing 36-acre lot into 3 custom single-family lots ranging from 12.6 to 11 acres. Natural Area Open Space (NAOS) and building envelopes will be defined at the time of each individual lot's site plan design. NAOS easements will be established and dedicated as part of the building plan review process.

Site Plan



Context Aerial and Site Plan



General Plan Conformance

The City of Scottsdale's General Plan is a comprehensive document created by the city and used as the primary tool for guiding the future of the city. The General Plan contains the Community's goals and policies as it pertains to land use, character and design, open space and many other important aspects of the City. The General Plan designates the Property as "Rural Neighborhoods," which allows up to one (1) dwelling unit per acre. The proposed density is less than one (1) dwelling units per acre and is consistent with the Rural Lifestyle character. As a result, the proposal is in conformance with the General Plan and, therefore, a General Plan Amendment is not needed or being requested at this time.

The Owner and development team understands the importance of the General Plan and the critical role it plays as a guiding document for the city. The subject property aims to meet all of the goals and objectives as stated in the City's General Plan. Specifically, those goals and solutions are listed below.

Scottsdale's Six Guiding Principles

The City of Scottsdale's General Plan identifies six "guiding principles," as listed below. This application for Lot 11 Carefree Ranch Homesteads supports and recognizes its importance regarding land development in Scottsdale. The six guiding principles are listed below.

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

The Minor Land Division of Lot 11 of Carefree Ranch Homesteads, Phase 1, Revision 4 will support and meet the expectations of the six guiding principles of the Scottsdale General Plan in the following ways:

1. Preserve Meaningful Open Space

"The city of Scottsdale is committed to promoting the acquisition, dedication, and setting aside of open space as a community amenity and in support of the tourism industry in Scottsdale."

This Minor Land Division will continue to preserve meaningful open space by dedicating over 70% area as NAOS.

2. Enhance neighborhoods

“Scottsdale’s residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.”

The Carefree Ranch Homesteads is a unique neighborhood that it was created in the late 1970’s prior to annexation by Scottsdale. These lots were created under the state homestead regulations, which resulted in minimum lot sizes of 36-acres. After annexation, the property was rezoned as R1-190 ESL and lot owners have split their 36-acre lots into three +/-12-acre lots. Given the large size of the lots, building envelopes typically are much less in area than allowed resulting in site plans that respect the natural desert setting that create highly desirable, low density custom homesites.

3. Seek Sustainability

“Scottsdale is committed to the effective management of its finite and renewable environmental, economic, social, and technological resources to ensure that they serve future needs.”

The subject proposed MLD is committed to sustainability by limiting density and embracing the rural character as identified in the General Plan. The proposed development utilizes existing roadways and has minimal impact to the site and surrounding area.

4. Support Economic Vitality

“Scottsdale is committed to the goal of supporting its existing economic strengths by targeting new opportunities which can diversify our economic base; providing for the fiscal health of the city and forming partnerships with the community which strengthen our ability to meet this goal.

The resulting 3 lots will be low in density and will bring new residents to the area which in turn will increase demand for services and goods, which will have a positive impact to the local economy.

5. Advance Transportation

“The transportation system must be the backbone of Scottsdale, supporting its economy and serving and influencing its land use patterns in a positive way.”

The subject MLD will utilize existing designated transportation routes and corridors, further enhancing what the city has already developed

6. Value Scottsdale’s Unique Lifestyle and Character

“Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.”

By creating a community so closely tied to the natural desert setting, The proposed site plan will continue to offer the unique desert lifestyle that has become the standard in Scottsdale. The proposed development strikes a perfect balance between respecting the natural environment while providing for the needs of Scottsdale’s citizens.

Character and Design Element

Vision -

“Scottsdale residents and visitors value the diverse character and unique quality of design that our Sonoran Desert community offers. Scottsdale promotes a quality of development and redevelopment that is considered above the norm in terms of aesthetic composition and sustainable durability. Appropriate development in Scottsdale will strike a balance that respects the natural desert settings, historically significant sites and structure and the surrounding neighborhood context, with the objectives and needs of future generations. Art and aesthetic enhancement will continue to be essential components of our community’s character and lifestyle.”

Character and Design Element Goals:

Goal #1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

Response: The proposed plan is consistent with the surrounding area, offering large-lot home sites and significant open space. North Scottsdale is known for large-lot development and the mix of large lot zoning in the area confirms this. The site plan provides over 70% of the site as NAOS, which further compliments the surrounding area.

- ***Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.***

Response: The proposed development is consistent with the surrounding area, and provides upscale residential lots committed to preserving open space. This commitment to quality development will increase the quality of the area and provide a safe and attractive place to live.

- ***Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people’s needs.***

Response: The proposed site plan has been designed to integrate with the site’s natural topography and features by placing homesites to minimize impacts to natural drainage areas so they can be preserved, while at the same time providing upscale residential housing to support the growing population of North Scottsdale.

- ***Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location.***

Response: The proposed development is consistent with and follows the current development patterns of the area. The proposed plan is consistent with the General Plan by providing a density of less than one (1) dwelling unit per acre and provides large-lot development with abundant open space consistent with neighboring developments in the area.

Goal #2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community. (The City Charter excludes review of detached single family residential)

Response: The proposed design embraces the southwestern desert by placing an emphasis on open space which enhances the area. The design minimizes roadways and creates highly desirable homesites through thoughtful design and artful layout, emphasizing open space and views to the surrounding mountains.

- ***Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.***

Response: The proposed community respects and enhances the unique climate, topography, vegetation and historical context by respecting the natural site conditions and creating a community that embraces desert living. Protecting natural open space areas and orienting homesites to maximize views promotes indoor/outdoor living which embraces Scottsdale's unique climate.

Goal #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.

Response: A significant portion of the site will remain in its natural state, which will keep the existing vegetation and enhance the visual significance of the site. Landscaping will occur in areas that are disturbed for grading and construction, and in areas where the natural landscape shall be enhanced for aesthetic purposes.

- ***Discourage plant materials that contribute substantial air-borne pollen.***

Response: All proposed landscaping shall conform to the City's DSPM, ESLO, and City Code. Plants that contribute substantial air-borne pollen shall not be utilized.

- ***Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect.***

Response: Landscape design shall utilize native desert landscape material and low water use plants. This will promote water conservation, and the abundant open space provided will continue to reduce the urban heat island effect.

- ***Encourage the retention of mature landscape plant materials.***

Response: The community has been planned and designed to maintain an abundance of natural open space, which will keep the mature landscape plantings in place. In areas of disturbance, large trees will be salvaged and relocated on-site to enhance the community and area.

Goal #7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.

Response: All outdoor lighting proposed for the development will meet all provisions of ESLO and will be "dark sky compliant" in order to ensure that nighttime views remain unobstructed.

- ***Establish lighting standards that relate to the ambient lighting designations contained within the 2000 I.E.S. standards revisions.***

Response: Lighting shall be kept to a safe minimum to reduce light pollution and enhance nighttime views.

- ***Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.***

Response: Lighting design will be focus on safety and the illumination of way-finding elements. All other lighting, including landscape, will be kept to a minimum and be used only in key focal areas.

- ***Encourage creative and high-quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.***

Response: Lighting design and fixtures will reflect the upscale character of the community. Lighting design will be purposeful, yet minimal, in order to minimize light pollution. Fixtures shall be consistent with, and complement, the architectural character of the community.

- ***Discourage lighting that reduces the viability of astronomical observation facilities within Arizona.***

Response: Lighting will be kept to a minimum at McDowell Mountain Manor. Given the community's location and scale, the proposed neighborhood should have no negative impacts to astronomical observation facilities in Arizona.

- ***Allow for lighting systems that support active pedestrian uses and contribute to public safety.***

Response: Although lighting will be kept to a minimum, appropriate lighting will be provided within the community at key locations to ensure the safety of its residents and guest.

Land Use Element

Vision -

“Scottsdale is first and foremost a residential community and Southwest tourist destination where the diversity and arrangement of land uses is designed to enhance quality of life and ensure long-term prosperity. Our land uses must complement each other visually, aesthetically, socially, and economically. We will protect large, unspoiled portions of our mountain and desert areas, as well as view corridors to those areas. We will avoid conflicting, damaging, or otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community. Scottsdale will ensure a variety of living, working, and leisure opportunities through different land uses, vital neighborhoods, thriving business and tourism communities, and open spaces for people to recreate, reflect, and enjoy.”

Land Use Element Goals:

Goal #1: Recognize Scottsdale’s role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.

Response: The proposed site plan enhances the City’s identity by providing a community that is consistent with the General Plan and complements the character of the surrounding area. This reinforces the foundation Scottsdale has built in the region as a major economic and cultural center.

Goal #2: Coordinate land uses affecting regional networks (mobility, economic, and open space) with adjacent jurisdictions to maintain the integrity and efficiency of each network.

Response: The proposed community preserves the natural drainage areas on site, which protect the continuity of drainage patterns and animal migration. The low-density development will have minimal impact on regional transportation networks.

Goal #4: Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

Response: The proposed low-density community promotes a high quality of life by providing an upscale gated community in a scenic desert setting. The community is near various outdoor amenities and leisure activities that support a high quality of life. By providing more housing opportunities in this area, future residents and guests will be able to utilize these amenities without having to travel great distances.

Goal #6: Promote land use patterns that conserve resources, such as land, clean air, water, and energy, and serve all people, within the community.

Response: The proposed community is consistent with the land use patterns of the area and benefit from access to existing infrastructure and transportation systems. With over 70% of the site being preserved as NAOS, significant resources will be conserved as part of this community.

Goal #7: *Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.*

Response: The proposed community has been designed to reflect the physical character of the site and incorporate densities consistent with the surrounding residential areas. The preservation of open space provides ideal integration with the physical realities of the site and the natural environment.

- ***Protect sensitive natural features from incompatible development and maintain the integrity of natural systems.***

Response: Natural drainage ways have been protected within the proposed development to maintain the integrity of the drainage area and protect regional drainage patterns. The proposed low density of the community protects the site from incompatible development.

- ***Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.***

Response: The proposed density of less than one (1) dwelling unit per acre provides the ideal transition from adjacent neighborhoods. Significant buffers and open space preservation also enhance the rural character of the area.

Goal #8: *Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.*

Response: The proposed site plan is planned as an upscale community with only 3 homesites. The proposed density enhances the rural character of the community, but the design strongly encourages resident interaction. The proximity to nearby amenities reinforces the neighborhoods upscale lifestyle, which helps create a sense of community amongst the residents.

Neighborhoods Element

Vision -

“Scottsdale’s vision is to preserve, reinforce, and where appropriate, revitalize the core characteristics and stability that define all of its neighborhoods, commercial and residential. By making sure that changes in neighborhoods harmonize with the existing character, by enhancing neighborhoods’ defining features, and ensuring their long-term attractiveness and economic integrity, we can create and/or enhance the unique character and special qualities of each neighborhood. The city will welcome Scottsdale citizens as partners in making sure that their neighborhoods are the kind in which they want to live and do business in the future. In most cases, neighborhood preservation and enhancement considerations will take precedence over other competing considerations.”

Neighborhoods Element Goals:

Goal #1: *Enhance and protect diverse neighborhoods so they are safe and well maintained.*

Response: The proposed project is low-density and upscale. There is an existing gated entry and HOA that will ensure the community remains safe and well-maintained.

Goal #3: *Sustain the long-term economic well-being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.*

Response: Given the size and quality of the proposed development, the proposed site plan will help sustain the long-term economic well-being of the city and its citizens.

Goal #4: *Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.*

Response: The proposed site plan will preserve the sense of neighborhood by creating a cohesive, gated, upscale community focused on desert living and outdoor lifestyle.

Goal #5: *Promote and encourage context-appropriate new development in established areas of the community.*

Response: The proposed community is in conformance with the vision as defined by the General Plan, and consistent with the development patterns that are occurring within the area.

- ***Encourage new development efforts toward existing developed areas in Scottsdale.***

Response: The proposed development is adjacent to existing development within the city. This allows for the continued development of existing infrastructure and creates a more cost-efficient development plan.

- ***Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.***

Response: The proposed site plan is part of the Carefree Ranch Homesteads neighborhood and will be accessed from existing roads.

- ***Promote existing developed areas of the community as opportune economic development infill sites.***

Response: The proposed site plan is situated within the Carefree Ranch Homesteads residential area in North Scottsdale, making the proposed site plan an ideal site to further residential development.

Open Space and Recreation Element

Vision -

“Scottsdale will respect and manage its open space resources and recreational amenities and services in ways that sustain and protect the natural environment and wildlife, our mountains, parks, washes, and open space legacy. This philosophy includes a balanced planning approach that seeks ways to conserve natural and recreational resources for the enjoyment of all citizens while meeting the needs of a developing community. The city’s parks, recreational facilities, and outdoor amenities will be enhanced to serve current and future generations. A substantial portion of the city will remain as natural open space through citizen initiative, as evidenced by the widespread support of the McDowell Sonoran Preserve. Even in built-up areas, a network of parks, scenic corridors, paths, and trails will provide access to nature and urban open spaces, providing recreation opportunities, ecological benefits, and a source of beauty for residents. The city will continue to be involved in recreational opportunities that meet the needs of special populations - including children, seniors and people with disabilities.”

Open Space and Recreation Element Goals:

Goal #1: Protect and improve the quality of Scottsdale’s natural and urban environments as defined in the quality and quantity of its open spaces.

- *Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access with preservation.*

Response: The proposed community embraces the Sonoran Desert by placing an emphasis on preserving open space and creating homesites that blend with the natural topography of the site. This approach provides for the preservation of over 70% of the site as open space. These open spaces will be located along the perimeter of the community as buffers to other developments and adjacent roadways, as well as internal open space areas that provide for scenic quality within the community as well as provide for areas for drainage.

- *Protect the visual quality of open space, unique city characteristics, and community landmarks.*

Response: A majority of the open space will be dedicated as undisturbed NAOS, which will permanently protect the open space from development and other harmful uses.

- ***Preserve scenic views and vistas of mountains, natural features, and rural landmarks.***

Response: The proposed development has been carefully planned to follow the topography of the land and minimize disturbance. In addition, the low-density character of the community, along with the natural topography of the site, will preserve scenic views and vistas of the surrounding mountains and other natural features and landmarks.

- ***Protect and use existing native plants, the design themes of character areas within which they are sited, and response to local conditions in landscape designs.***

Response: The development plan places an emphasis on the preservation of open space, which will protect existing vegetation. Areas being disturbed will be required to salvage certain trees and plants to be reused within the community. Landscape design will reflect the character of the area and utilize a Sonoran Desert plant palette.

- ***Promote project designs that are responsive to the natural environment, people's needs, site conditions, and indigenous architectural approaches to provide unique character for the city.***

Response: The proposed NAOS dedications, architecture style, landscape character, and development plan are all components of the project that aim to create a distinct upscale development that is in harmony with the property's natural desert environment.

- ***Continue to work with developers in designing land use plans that respect the topography, view corridors, wildlife corridors, and open space that exists.***

Response: The development team has worked diligently with the City and Owner to develop a site plan that respects the features of the site, while meeting the Owner's goals. The Owner is committed to developing a project that incorporates the topography, view corridors, wildlife corridors, natural drainage ways and the preservation of meaningful open space.

Goal #2: Manage a comprehensive open space program that is responsive to public need, delivers high quality customer service, and exemplifies the city's commitment to leadership in environmental affairs.

- ***Promote three distinctive types of open spaces through acquisition, dedication, or "set aside":***
 - ***Passive natural open spaces that will preserve wildlife habitat and view corridors and sensitive historical/archeological sites, and provide areas for low impact recreational activities, such as hiking, bicycling, mountain and rock climbing, and horseback riding.***
 - ***A system of contiguous open spaces, accessible from Scottsdale neighborhoods, that connect the desert, mountains, washes, and canal system.***
 - ***Park space and facilities for active recreational activities, such as softball, tennis, basketball, volleyball, swimming, and equestrian pursuits.***

Response: The proposed site plan will provide over 70% dedicated NAOS. The proposed site plan provides open space by providing prescribed building envelopes for homesites.

Goal #3: Acquire and develop open space identified (by the City Council) as high priority through land dedication or purchase.

Response: As a commitment to preserving Scottsdale's Sonoran Desert, the development plan aims to dedicate over 70% of the site as NAOS.

Environmentally Sensitive Lands Ordinance

The City of Scottsdale Environmentally Sensitive Lands Ordinance (ESLO) is a 134 square mile environmental protection overlay that was adopted in 1991. The overlay encompasses the lands north of Central Arizona Project canal and is in effect to preserve natural open space and elements. City Council has amended this ordinance over the past decade to ensure preservation and development are balance in all land uses in this area.

Twelve general statements form the ESL are listed below, with responses that outline how the proposed site plan complies with the overlay standards and objectives.

- 1) Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, floor-related mud slides, subsidence, erosion, and sedimentation.***

Proper Engineering and Planning analysis have been completed for the site and surrounding areas to ensure that all potential hazards, constraints, and sensitive areas have been addressed.

- 2) Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.***

Preserving the existing natural desert terrain has been a top priority for the proposed community. Natural open space has been considered an important feature of the site and should be integrated into the site plan. Maintaining unrestricted views and caring for existing habitats, such as natural drainage ways and native vegetation is a key component of the site plan.

- 3) Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.***

The proposed site plan has preserved and protected the existing drainage ways on the site to help maintain the water quality of the area. In addition, utilizing existing transportation networks and preserving over 70% of the site as NAOS will allow the community to protect renewable and nonrenewable resources.

- 4) Minimize the public costs of providing public services and facilities in ESL areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.**

The proposed community will utilize existing streets for access, utilities and emergency services.

- 5) Conserve the character of the natural desert landscape. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL areas.**

A significant amount of the natural desert landscape will be preserved by leaving over 70% of the site as undisturbed NAOS. The design focuses on integrating the character of the Sonoran Desert environment, while preserving wash corridors and native vegetation to maintain existing drainage patterns and provide open space that can be viewed enjoyed by future residents and area residents.

- 6) Recognize and conserve the economic, education, recreational, historic, archaeological, and other cultural assets of the environment that provide amenities and services for residents and visitors.**

The proposed site plan benefits by being located within close proximity to the many parks and recreational areas in North Scottsdale. Their associated trails and trailheads will allow future residents and visitors to appreciate and respect the cultural assets of the natural desert.

- 7) Assure that decisions regarding development in environmentally sensitive areas are based on complete and accurate information about the environmental conditions including drainage features and probable development impacts.**

The proposed site plan will preserve existing wash corridors to protect riparian areas and ensure drainage characteristics remain in their pre-development state.

- 8) Minimize the impacts of development by controlling the location, intensity, pattern, design, construction techniques, and materials of development and construction.**

The proposed site plan minimizes the impact of development by emphasizing and incorporating existing open space and other natural elements into the design. As a result, the project will minimize construction impacts and help maintain the rural character and

development pattern of the area. The pattern, design, and materials used on site will reflect the character of the Sonoran Desert and reinforce the overall character of the area.

- 9) Retain the visual character of the natural landscape to the greatest extent feasible by regulating building mass, location, colors, and materials; grading location, design and treatment; and landscaping design and materials.**

The proposed site plan application is requesting amended development standards which will allow for a reduction in building setbacks which will allow for greater flexibility in siting structures to minimize disruption of key significant natural features.

- 10) Maintain significant open spaces which provide view corridors and land use buffers, protect landmarks and large boulders, and prime wash habitats, by preserving these features in their natural state to maintain the city's unique desert setting.**

The proposed site plan has placed a priority on preserving open space.

- 11) Protect environmentally sensitive lands, while also recognizing the legitimate expectations of property owners and the city's overall economic goals.**

The proposed site plan will protect the environmentally sensitive areas on-site through the implementations and dedication of significant Natural Area Open Space which includes the preservation of significant wash corridors and native vegetation.

- 12) Encourage innovative planning, design, and construction techniques for development in environmentally sensitive areas.**

The site plan features innovative planning and design, which includes the use of strategically placed development envelopes. These planning and design concepts reinforce minimal impacts from construction. This site prioritizes open space in order to reduce the development footprint and ensure that significant native habitats and drainage ways will remain in their natural condition.

Scottsdale Sensitive Design Principles

Scottsdale's design principles are enforced so new development reflects and enhances the unique climate, topography, vegetation, and historical elements of the area and the overall city. These elements are considered amenities that uphold the quality of design and sustain the Scottsdale community.

1) The design character of any area should be enhanced and strengthened by new development.

This proposed new development showcases the area's Sonoran Desert Character by strategically blending with the natural setting. The proposed site plan will utilize the natural desert setting as the background landscaping throughout the site, while enhancing select areas with a consistent native palette.

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**

The proposed site plan will preserve the natural features of the site. The community will also utilize building envelopes to further define the development area. These development envelopes will be carefully designed to avoid sensitive natural features while orienting toward mountain views.

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.

The proposed community will respect the existing topography and washes to create an integrated community in a natural setting. The natural terrain provides texture and undulation within the development that makes this natural desert community unique.

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

Large buffers are planned within the site and intend to incorporate existing sensitive areas including natural drainage ways and wildlife corridors.

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.

There is no public space proposed on the subject site plan, however, areas along the residential street frontages will use natural materials and landscaping to blend within the natural desert setting. Colorful cactus and desert flowers will be implemented to provide accents and depth to further enhance the natural and built environment.

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

Given the terrain and location of this project, public transportation will not be available.

7) Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

Landscaping will emphasize providing shade in pedestrian areas and roadways. Preserved open space corridors provide for connections to adjacent development.

8) Buildings should be designed with logical hierarchy of masses.

All buildings within the proposed site plan will be residential and shall be designed with massing that complements the natural terrain and environment.

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

The proposed development responds to the desert environment by working with the natural topography of the site and preserving the natural drainage ways. The proposed building will be residential in scale and the landscaping will be native and feature the natural color palette found in the Sonoran Desert.

10) Developments should strive to incorporate sustainable and healthy building practices and products.

Considerations to incorporate energy conservative and low impact design and construction practices at the proposed site plan will be encouraged.

11) Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

Landscaping shall utilize a native plant palette and enhance the existing natural desert. Preserved open space areas and Scenic Corridors will provide additional landscaped open space and the ability to preserve mature plant materials, which further enhances the overall area.

12) Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

Utilizing native plants and the natural terrain will allow the proposed community to minimize its water intake.

13) The extent and quality of lighting should be integrally designed as part of the built environment.

Natural light will be encouraged in the community by providing abundant open spaces and greater separation between homes. Light pollution will also be minimal by using full coverings on public lighting and minimal decorative lighting. This will be a "Dark Skies" community and minimize on-site lighting.

14) Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

No signage is needed for this project.

Amended Development Standards

Sec. 5.014. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-190 District:

- A. *Lot area.*
 - 1. Each lot shall have a minimum lot area of not less than one hundred ninety thousand (190,000) 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 ~~three hundred (300)~~ **TWO HUNDRED TWENTY-FIVE (225)** feet.
- C. *Density.* There shall be not more than one (1) single-family dwelling unit on anyone (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)~~ FORTY-FIVE **(45)** feet.
 - b. Where lots have a double frontage on two (2) streets, the required front yard of ~~sixty (60)~~ FORTY-FIVE **(45)** feet shall be provided on both streets.
 - c. On a corner lot, the required front yard of ~~sixty (60)~~ FORTY-FIVE **(45)** 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)~~ TWENTY-TWO **(22)** 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)~~ FORTY-FIVE **(45)** 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. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 15, 16), 4-3-12)

Sensitive Design Concept Plan & Proposed Design Guidelines

Scottsdale has established a set of guidelines for the design of public and private projects within the city. These guidelines are contained within the Design Standards and Policies Manual, commonly known as the DS&PM. The DS&PM is made up of twelve chapters all dealing with various areas of public and private development issues and intended to provide direction during the design of and construction document preparation for development activities within the City.

The following standards and guidelines have been established to ensure that the standards and policies conveyed by the DS&PM will be followed.

Site Features

- Site features such as washes, and native vegetation will be kept in a natural state to the maximum extent as practical. Improvements that are required to natural washes will complement their natural function and appearance.
- Existing trees shall be preserved whenever practical or feasible.
- Significant rock outcrops, should there be any, shall be preserved.
- Views of near and distant mountains shall be considered and prioritized during the design process.

Site Planning

- Roadway and driveway alignments will be located to minimize disruption to the natural drainage patterns of the site. Where crossings are necessary, consideration will be given to flow over the roadway, erosion, sediment transport and clogging.
- Emergency access will meet or exceed Scottsdale Fire Department requirements.

Infrastructure

- Roadway cross-sections will comply with ESL standards as illustrated in the DS&PM.
- To minimize impact, utility lines will be located in road and driveway corridors as much as possible. In cases where utility lines cannot follow a road or driveway corridor, they will be located in easements or separate tracts. Where desert materials are damaged due to the installation, revegetation will be provided.

Grading

- Grading and disturbance to the site will be minimized. Fill and cut slopes will be graded to blend back into the natural terrain. Where retaining walls are required, heights will be kept to a minimum and terracing will be incorporated to avoid tall walls.
- Grading for individual residences will be limited to the building envelope area only.

Drainage

- Only local native rock will be used for erosion protection.
- Storm water storage basins and drainage channels will comply with DS&PM standards. In addition, they will be shaped to be “free form” so as to blend into the natural desert surroundings. Landscape material will generally consist of native plants capable of surviving periodic inundation such as the species identified in section 2-1.903 of the DS&PM.

Architecture

- All residential structures shall compliment the natural desert in form and color.
- All accessory structures shall match the character of the main building.
- All residences shall utilize four-sided architecture.
- Residences should provide shading and shaded areas to provide protection from the intense sun.
- Buildings should be designed to maximize the beauty of the outdoors and the warm winter climate.
- Building design should draw inspiration from the rich southwest architectural heritage.
- Native materials and colors should be emphasized.
- Garage placement should vary from lot to lot.
- Massing and articulation should be varied.
- Roof tile materials will be concrete or clay, flat or S-tiles, depending on the architectural style.
- Standing seam metal roofs in non-reflective neutral colors shall be permitted in appropriate architectural styles.
- Roof tile colors, shapes and textures shall be consistent with architectural themes.

Landscape

- All landscape plantings shall conform to the standards as identified in DS&PM and ESLO.
- All landscape materials shall complement the natural vegetation found on-site.

- All areas of disturbance shall be revegetated with plants and densities consistent with the existing natural condition.
- Landscape selection should be consistent in size and scale of the adjacent residence.
- The colors of the landscape material should complement the character of the adjacent building.
- Landscape should enhance the architectural features of the building, not detract or hide them.
- Landscape design should provide for shade and use of outdoor spaces that complement the building.
- Landscape material should be of the desert whenever possible.
- Landscape plantings should be designed in a manner to highlight the uniqueness of the desert landscape.
- Whenever feasible or desirable, existing healthy trees shall be preserved or relocated.
- Existing trees that are salvaged must be placed in a temporary onsite nursery to be maintained until planted in the community.
- Turf shall only be permitted in areas within a residential lot, inside the building envelope, enclosed by a wall or fence, and not in view from the public street.

Hardscape

- All hardscape materials shall complement and be compatible with the natural desert environment.
- Concrete used for exposed drainage structures, sidewalks, curbs, gutters and driveways shall be integrally colored.
- Yard walls and fences shall be permitted within the building envelope only. Perimeter lot walls shall not be allowed.
- All utility boxes and other such structures must be screened with landscape and/or walls.
- Mechanical equipment, such as A/C units, pool equipment, etc. must be screened on all residential lots. These units must be screened by a solid masonry wall, at a minimum of four (4) feet in height.

Exterior Lighting

- All exterior lighting shall comply with the provisions as set forth in DS&PM, ESLO, and City Code.
- All exterior lighting shall be consistent with "Dark Skies" and be designed to minimize light pollution.
- All streetlights shall be full cut-off and directed downward.

Development Review Board Criteria

- A. 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 Area Plan and General Plan.
 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.
 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.
 4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines.
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level.
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing

into smaller elements, expressing small scale details, and recessing fenestrations.

d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and

e. Address building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public.
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features.
 - c. Location near the primary pedestrian or vehicular entrance of a development.
 - d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.