

21. MUMSP Application Narrative for Ashler Hills Park

Application is seeking approval of a Conditional Use Permit to construct a Neighborhood Park on City of Scottsdale owned property located on Ashler Hills Drive at 74th Way.

This project was funded in the 2019 Bond Election as Question 1, Project 55, Build a 17-Acre Neighborhood Park at Ashler Hills Drive and 74th Way.

Planned elements of the 17-acre park include:

- Open turf play areas
- Shaded playground
- Restrooms
- Lighted Sport Courts (basketball and pickleball)
- Walking Paths and Trails
- Lighted Parking (70 spaces)

Due to existing drainage and access issues, the majority of the park improvements will be located on the southern half of the property and the northern half will be maintained primarily as Natural Area Open Space and will be accessible only by pedestrian walking trails.

The improvements have been designed per all DS&PM requirements and provide generous setbacks from adjacent residential neighborhood to minimize potential noise or light spill. Proposed materials were selected to blend into the natural desert setting and provide minimal ongoing maintenance exceeding the standards of the COS Sensitive Design Program and Desert Park Guidelines. The project meets all of the criteria per Section 1.401 of the Zoning Ordinance and Section 1.403 criteria do not apply.