



Meredith Tessier
City of Scottsdale Planning Department

RE: 12-PP-2022 (NEC of 94th Street and Bell Road) – Summary of Site Plan Modifications

The following is a brief documentation of notable site plan revisions between 2nd and 3rd submittal of case 12-PP-2022:

Site plan revisions were generally limited to modifications to incorporate the Community Clubhouse in the southwest corner of the property. The previous version of the site plan/preplat included 54 single family lots on the 40-acre property (1.4 du/ac). The recent inclusion of the clubhouse eliminated lots 53 and 54 from the plan and the expansion the Tract H area. This results in a proposed 52-lot community with an overall density of 1.3 dwelling units per acre. A materials packet (site plan, floor plans, elevations, materials) for the clubhouse building and associated amenities has been included with this 3rd submittal.

All other revisions are limited to minor refinements in localized areas throughout the site. A notable change to the pedestrian circulation along the project's perimeter will now include an enhanced crossing of 94th Street at the entry intersection. The planned trail improvements will no longer extend north of this intersection due to a lack of connectivity to any existing trail to the north of the project.