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Approved Minutes
Approved Reports**

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approved Minutes can be found at:

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Resolution No. 10636

City Council Hearing 11/14/2016

Case History

692-PA-2016

1-HE-2016

Lone Mountain Residence

CITY COUNCIL REPORT



Meeting Date: November 14, 2016
 General Plan Element: *Land Use*
 General Plan Goal: *Transition land uses with regional transportation networks*

ACTION

Lone Mountain Residence 1-HE-2016

Request to consider the following:

1. Adopt Resolution No.10636 for Hardship Exemptions from the current ESL requirements pertaining to 15 foot setbacks for walls and fences from the side and rear property lines, and pertaining to the maximum building height of 24 feet above natural grade on a +/- 4.3-acre property located at 8195 E. Lone Mountain Road with Single-family Residential, Environmentally Sensitive Lands (R1-190 ESL) zoning.

Goal/Purpose of Request

The applicant is requesting to follow the previous 1991 ESL Overlay requirements for a new single-family residence; (#1) does not include wall setback restrictions, and (#2) allows for a maximum building height of thirty (30) feet above natural grade.

Key Items for Consideration

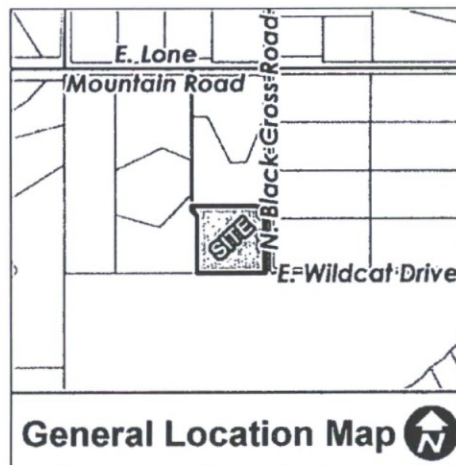
- An additional 2,000 square feet of Natural Area Open Space will be dedicated with this application
- South of the subject site is zoned Hillside Conservation ESL, and is to remain vacant
- The proposed sections of walls located on side and rear property lines are relatively limited in scope
- Topography of the site drops dramatically to the northeast
- One neighbor phone call of support

OWNER

Pieter Hye

APPLICANT CONTACT

Keith Zollman



Action Taken _____

480-246-9332

LOCATION

8195 E. Lone Mountain Rd.

BACKGROUND

General Plan 2001 and Character Area Plan

The General Plan Land Use Element currently designates the property as Rural Neighborhoods and in the Future Character Area Plan. This category includes areas of relatively large lot single-family neighborhoods. Densities are normally one house per one acre (or more) of land. Native desert vegetation predominates many areas and special care is required to preserve the open desert character and environmental features.

Zoning

The site is zoned Single-family Residential, Environmentally Sensitive Lands (R1-190 ESL).

The subject land was annexed into the City of Scottsdale in 1983 by Ordinance No. 1611 and the City of Scottsdale R1-190 zoning was applied. The Environmentally Sensitive Lands Overlay took effect in 1991. The subject property was created in 1998 through a lot split request through the City.

In 2004, the Environmentally Sensitive Lands Ordinance was amended to include additional requirements to help protect natural desert conditions. Two of the new requirements included that all walls and fences be setback fifteen (15) from side and rear property lines for meets and bounds lots larger than 35,000 square feet, and that the maximum building height measured above natural grade shall be twenty-four (24) feet.

Context

The subject property is located near the southwest intersection of E. Lone Mountain Road and N. Black Cross Road. The site is surrounded by other large R1-190 ESL zoned properties and abuts Lone Mountain and the Desert Wallace Gardens to the south (see context aerial).

Adjacent Uses and Zoning

- North R1-190 ESL Single-family Residential, Environmentally Sensitive Lands, Un-subdivided (Meets and Bounds Parcel), Vacant lot
- South HC ESL Hillside Conservation Environmentally Sensitive Lands, Un-subdivided (Meets and Bounds Parcel), Vacant lot with various trails
- East R1-190 ESL Single-family Residential, Environmentally Sensitive Lands, Pinnacle Peak Ranchos, Vacant Lot
- West R1-190 ESL Single-family Residential, Environmentally Sensitive Lands, Un-subdivided (Meets and Bounds Parcel), Existing Single-family Residence

IMPACT ANALYSIS

ESL Hardship Exemption Findings

Zoning Ordinance Section 6.1022.D allows the City Council to permit a property to develop under a previously adopted requirement of ESL, upon findings that the application of an ESL amendment causes hardship:

1. Demonstrated substantial hardship that would reduce the ability to use the parcel:

Hardship Request #1: Adhering to the fifteen (15) foot setback for walls would decrease the area of the available backyard (see attachment #5). In addition, allowing for the exemption would help retain the grade difference in the southwest corner of the property.

Hardship Request #2: The site has very dramatic grade changes causing valleys, ridges, and a large basin is located in the southeast corner of the site. The applicant has wisely proposed placing most of the residence in an area that had been previous graded. However, a small portion of the home dips into the steep basin causing the request for a height exemption to thirty (30) feet (see attachment #7).

2. The requested exemption is consistent with the intent and purpose of the ESL Ordinance:

Hardship Request #1: The intent of the fifteen (15) foot setbacks for walls and fences along side and rear property lines is to keep significant open corridors between adjacent lots for wildlife. The applicant is proposing fences and retaining walls along the side and rear property lines in two limited locations (see attachment #5).

Significant portions of the side and rear property lines will remain open and be used in the Natural Area Open Space (NAOS) dedication. An additional 2,000 square feet of NAOS will be dedicated over the required amount for the parcel. Also, the property south of the subject site is zoned Hillside Conservation and provides an adjacent open space corridor between the parcels.

Hardship Request #2: The intent of the twenty-four (24) foot height limitation from natural grade is to avoid large amounts of cuts or fill on natural terrain and to minimize bulky masses of buildings along desert landscapes.

The proposed elevations, which include a small portion of the residence measuring to thirty (30) feet above natural grade, blend into the land and decrease the disturbance of the basin (see attachments #7 & #8). From the neighboring view, the building is only approximately sixteen (16) feet above the finished floor pad height.

3. The application of the new ESLO standards does not achieve significant benefit for protection of the environment and community:

Hardship Request #1: The application of the new 2004 fifteen (15) foot wall setback rule would not appear to have a great impact on this R1-190 ESL zoned lot. Large corridors of NAOS will still be provided on the western and southern property lines if the exemption is granted.

Hardship Request #2: The proposed residence adheres to the twenty-four (24) foot maximum building height above natural grade for approximately 85% of the roof area. Only 15% of the proposed residence goes above twenty-four (24) feet to a maximum of thirty (30) feet.

Community Involvement

Surrounding property owners within 750 feet have been notified by the city and the site has been posted with a notification sign. Staff had received one phone call of support at the time of writing the report. The neighbor commented on the steep topography of the site and the significant distance from the proposed residence to other neighboring homes.

STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Resolution No.10636 for Hardship Exemptions from the current ESL requirements pertaining to 15 foot setbacks for walls and fences from the side and rear property lines, and pertaining to the maximum building height of 24 feet above natural grade on a +/- 4.3-acre property located at 8195 E. Lone Mountain Road with Single-family Residential, Environmentally Sensitive Lands (R1-190 ESL) zoning.

RESPONSIBLE DEPARTMENT

Planning, Neighborhood and Transportation

Current Planning Services

STAFF CONTACT

Katie Posler
Associate Planner
480-312-2703

E-mail: kposler@ScottsdaleAZ.gov

APPROVED BY

Katie Posler

Katie Posler, Associate Planner, Report Author

10/31/16

Date

Tim Curtis

Tim Curtis, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

10/31/2016

Date

Randy Grant FOR

Randy Grant, Zoning Administrator
480-312-2664, rgrant@scottsdaleaz.gov

10/31/2016

Date

ATTACHMENTS

1. Resolution No.10636
2. Context Aerial
3. Oblique Aerial
4. Applicant's Narrative and Justification for Hardship Request #1
5. Proposed Wall Site Plan
6. Applicant's Narrative and Justification for Hardship Request #2
7. Proposed Roof Analysis Plan and Elevations
8. Proposed Cut and Fill Exhibit
9. City Notification Map

RESOLUTION NO. 10636

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ALLOWING HARDSHIP EXEMPTIONS FROM THE CURRENT ESL REQUIREMENTS PERTAINING TO 15 FOOT SETBACKS FOR WALLS AND FENCES FROM THE SIDE AND REAR PROPERTY LINES, AND PERTAINING TO THE MAXIMUM BUILDING HEIGHT OF 24 FEET ABOVE NATURAL GRADE ON A +/- 4.3-ACRE PROPERTY LOCATED AT 8195 E. LONE MOUNTAIN ROAD WITH SINGLE-FAMILY RESIDENTIAL, ENVIRONMENTALLY SENSITIVE LANDS (R1-190 ESL) ZONING.

WHEREAS, Sec.6.1022(D) of the Zoning Ordinance permits a property owner to submit an application demonstrating that the application of an ESL amendment causes hardship, and the City Council, upon consideration of the application, may allow the property to develop under a previously adopted requirement of ESL, upon findings that:

1. A substantial hardship is demonstrated that would significantly reduce the ability to use a parcel(s);
2. The exception will be consistent with the intent and purpose of the Environmentally Sensitive Lands Ordinance; and
3. The application of the new ESL standards would not achieve significant benefit for the protection of the environment and the community.

WHEREAS, the City Council held a public hearing on November 14, 2016 to determine whether the above criteria have been met and an application for hardship exemption should be granted.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the required findings in Sec. 6.1022(D) of the Zoning Ordinance have been made.

Section 2. That the application for the property located at 8195 E. Lone Mountain Road as depicted on Exhibit "1" attached hereto, allowing for Hardship Exemptions from the current ESL requirements pertaining to 15 foot setbacks for walls and fences from the side and rear property lines as shown on Exhibit "2" attached hereto, and pertaining to the maximum building height of 24 feet above natural grade as shown on Exhibit "3" attached hereto, as described in Case No. 1-HE-2016, is granted with the condition that a minimum of 2,000 additional square feet of Natural Area Open Space be dedicated upon final plan review.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this ____ day of _____, 2016.

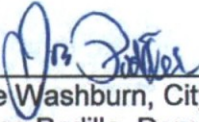
ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

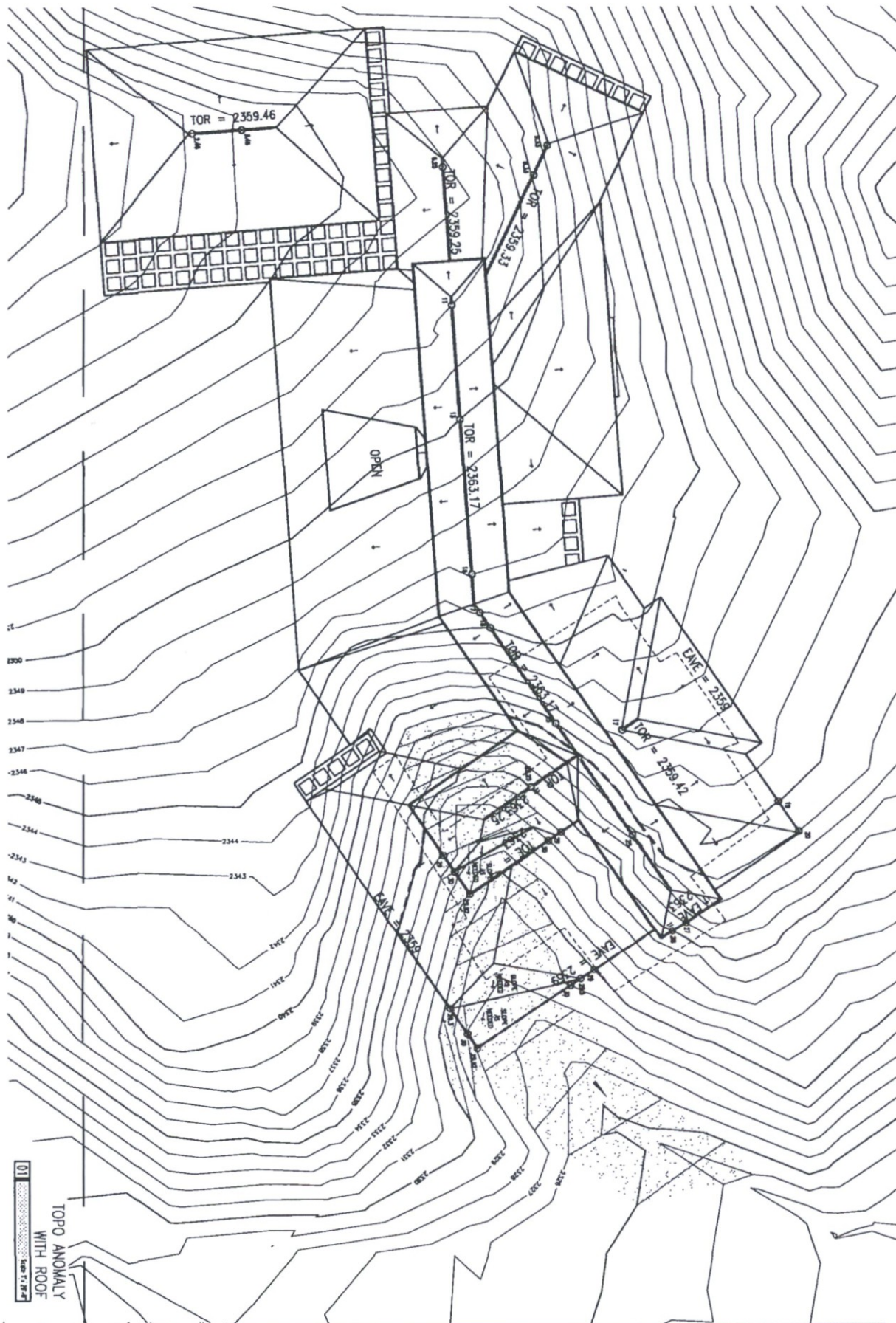
By:  _____
Bruce Washburn, City Attorney
By: Joe Padilla, Deputy City Attorney



Lone Mountain Residence

Resolution No. 10636
Exhibit 1
Page 1 of 1

1-HE-2016

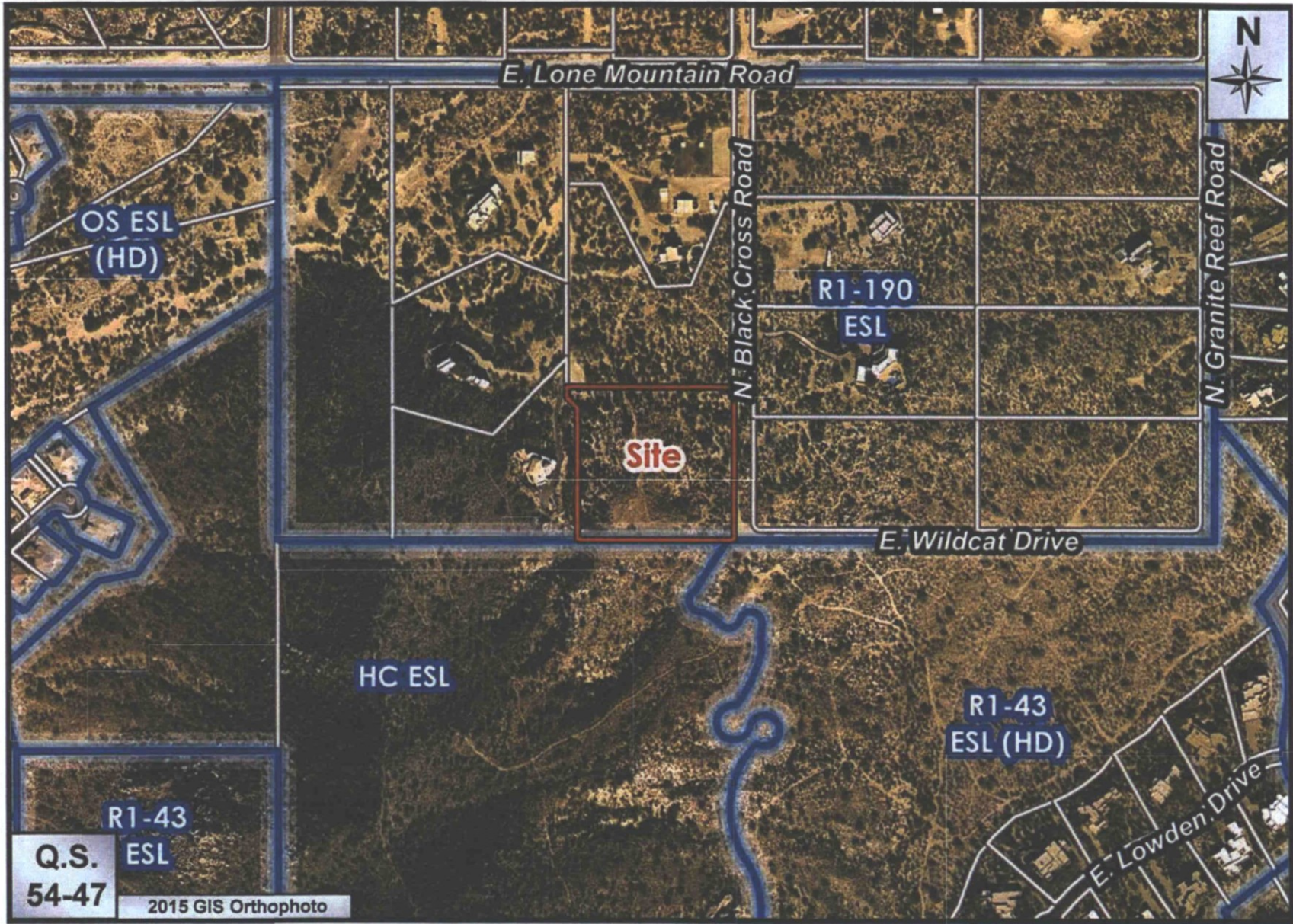


Resolution No. 10636
 Exhibit 2
 Page 1 of 1



Lone Mountain Residence
 8195 E Lone Mountain Rd, Scottsdale, AZ 85266

DATE: 02/24/2018
 TIME: 11:27:47



Lone Mountain Residence

Resolution No. 10636
Exhibit 1
Page 1 of 1

1-HE-2016



Lone Mountain Residence

1-HE-2016



NARRATIVE

Location:
8195 E Lone Mountain Road

DATE: 9/16/2016

FOR:
HARDSHIP EXEMPTION NARRATIVE - SETBACK FOR WALLS AND FENCES

Request to consider the following:

For a Hardship Exemption from the requirement to maintain a setback for walls and fences of fifteen (15) feet from the side and rear property lines, which was established by the 2004 update to the Environmentally Sensitive Lands ordinance.

Owner:

Hye-Binje Arizona Trust
4522 Saddle Ridge Road
Southlake, Texas 76092

Applicant contact:

Keith Zollman, NCARB
Studio KZ Architecture and Interior Design
480-246-9332

Location:

8195 E Lone Mountain Road

Background

Zoning

The site is zoned Single-Family Residential, Environmentally Sensitive Lands (R1-190 ESL). Single-family residences are permitted in this district. The ESL overlay provides additional requirements to protect the natural desert environment. The use will remain unchanged by this request.

Context

The property is located approximately half-way between Scottsdale Road and Pima Road and approximately one-quarter mile south of Lone Mountain Road. It is surrounded by property that is also zoned R1-190 ESL, except for the 78-acre Wallace Desert Gardens parcel immediately to the south, which is zoned Hillside Conservation (HC). The large majority of the lot is designated Upper Desert Landform, and a small portion of the western side is designated Hillside Landform. The topography of the site is rugged, with many steep ridges and valleys radiating from an elevated, sloping clearing on the south side. There is a very large ravine on the west side of the property, and a broad, sandy swale on the east side of the property. A small wash intersects the northeast

corner of the site. Development in the general vicinity has consisted of sizeable single-family homes, and approximately half of the lots have been improved.

The 78-acre Wallace Desert Gardens parcel to the south, and which extends up the side of adjacent Migmatite Mountain, is privately owned by the trust for the Wallace Desert Gardens. However, the Wallace Desert Gardens for many years has permitted the general public to use this parcel for hiking and general enjoyment. Additionally, there is no clear boundary between the Wallace Desert Gardens parcel and the property at 8195 E Lone Mountain Road, and many local residents traverse the subject property in order to access the Wallace Desert Gardens lands. Such occurrences happen daily or several times a day. Evidence of recent campfires and shell casings have been found on the subject property.

The current proposal for a new single-family dwelling on the property is designed in such a way as to limit the disturbance to the natural landscape and its impact on the neighboring dwellings. To preserve visual enjoyment of the mountain, the main bulk of the structure has been kept low, and a guest level has been placed under the main level and within a naturally-occurring valley. Greater than the required amount of Natural Area Open Space (NAOS) has been provided, and several areas will be revegetated with native plants.

Purpose of the Request:

Our request is for a Hardship Exemption from the requirement to maintain a setback for walls and fences of fifteen (15) feet from the side and rear property lines, which was established by the 2004 update to the Environmentally Sensitive Lands ordinance.

We are seeking to install vehicle gates and related view fencing at the driveway entrances to the property, and the ruggedness of the topography makes the placement of the driveway most logical and practical at the northern edge of the property; the fences would then necessarily extend to points within the 15' setback for walls and fences. We are currently acquiring permission from the six (6) utility companies to allow fences over the public utility easements affected.

On the south side of the property, we are proposing a pool barrier fence around the backyard pool. The necessary placement of the house on the lot compresses the backyard space available for the pool close to the southern property line. The fence within the 15' setback would not only help prevent people on the Wallace Desert Gardens parcel from entering the pool area, but it would also serve as a reasonable barrier to prevent trespassing and delineate the boundary of private property.

Additionally, the slope of the topography is such that the southwestern portion of the structure will require a significant cut into the mountain, which also prompts the need to place retaining walls within the required 15' setback for walls and fences. These retaining walls are necessary in order to sufficiently cut away enough of the mountain to keep the height of the roof at the eastern end of the structure to thirty (30) feet above natural grade (this maximum height request is addressed in a separate Narrative and Justification).

We believe the requested exemption is in conformance with a previously adopted version of the ESL ordinance. The previous version of the ESL ordinance did not include a setback requirement for the walls in the side or rear yards. The configuration of the walls and fences as proposed is not particularly impactful to the surrounding area, to the neighbors, or to the environmental conditions because it is limited to the northeast corner, north west corner, and a portion of the south property line. Two Natural Area Open Space dedications occur on either side of the south property line: 54,003 sf to the east, and 40,845 sf to the west. 90,992 sf of NAOS is required on this lot. In addition, the Wallace Desert Gardens parcel to the south is designated as Hillside Conservation, which remains undisturbed and acts as a 78-acre Natural Area Open Space dedication area.

JUSTIFICATION



Location:
8195 E Lone Mountain Road

DATE: 9/16/2016

FOR:
HARDSHIP EXEMPTION JUSTIFICATION - SETBACK FOR WALLS AND FENCES

1. A substantial hardship is demonstrated that would significantly reduce the ability to use the parcel:

The topography of the site is rugged with moderate height (approximately 15' to 20') ridges and valleys extending out from a sloping clearing on the south side of the parcel, like a hand splayed out on a board. The majority of the lot is designated Upper Desert Landform, and a smaller portion on the west side is designated Hillside (where there is a very steep ravine). The ruggedness of the lot provides few alternatives for the placement of the dwelling and driveways and creates the need for several retaining walls.

Also, the 78-acre parcel to the south adjoining the subject property is owned by the Wallace Desert Gardens and is designated Hillside Conservation. It is privately owned, but the Wallace Desert Gardens has maintained a long-standing policy allowing local residents to enter onto their parcel for their use and enjoyment. Many local residents desiring to visit the Wallace Desert Gardens' 78-acre parcel do so by entering on Black Cross Road and crossing over the subject property. This occurs daily and sometimes several times a day, as people come to visit the Gardens. Due to this history of use by the nearby residents, there is an increased need for privacy and security on the subject property.

2. The exception will be consistent with the intent and purpose of the Environmentally Sensitive Lands Ordinance:

The exemption will enable fences and vehicle gates to be installed that restrict the general public's access to the subject property and will discourage trespassing. The exemption will also allow a reasonable delineation between the subject property and the Wallace Desert Gardens to further discourage trespassing and protect the public from inadvertently entering the pool area. There are two NAOS dedications on either side of the dwelling, one at 40,845 sf, and the other at 54,003 sf (90,992 sf required); the NAOS provided exceeds the requirements, and furthermore the Wallace Desert Gardens parcel serves as a 78-acre NAOS dedication to the south. The ESL ordinance is intended to protect sensitive lands, people, and property. The exemption will continue to provide protection for the local wildlife, environmental conditions, and the proposed development. By reducing unfettered trespassing, the exemption will prevent further damage to the sensitive lands from local residents crossing the property.

3. The application of the new ESL standards would not achieve significant benefit for the protection of the environment and the community:

The new ESL standards are most applicable in developments with a higher density, and also for those parcels that do not abut a large conservation parcel. Instead, the exemption will enable an even stronger

protection for the environmentally sensitive lands and the surrounding community by reducing local residents' access to the Wallace Desert Gardens from across the property. Visitors to the Gardens have set campfires and fired weapons on the subject property, posing a distinct hazard to the environment, nearby residents, and their property. Greater than the minimum NAOS dedication is proposed, and the large Wallace Desert Gardens parcel provides an unusually well-preserved wildlife corridor. The application of the new ESL ordinance standards regarding wall and fence setbacks does not achieve a significant benefit for the protection of the environment and surrounding property, as applied to the northeast and northwest corners and to a portion of the south property line, and furthermore, no neighbors are adversely affected by an approved exemption for these walls and fences.

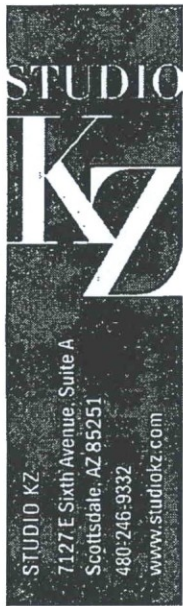
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Product: 118	Site Pin
Part #: 1182011	
Rev: 1182011	
Rev: 1182011	

www.118.com

ATTACHMENT #5

NARRATIVE



Location:
8195 E Lone Mountain Road

DATE: 9/16/2016

FOR:
HARDSHIP EXEMPTION NARRATIVE - MAXIMUM HEIGHT ABOVE NATURAL GRADE

Request to consider the following:

For a Hardship Exemption from the requirement to maintain a maximum building height of twenty-four (24) feet above natural grade. An earlier version of the ESL ordinance allowed for a maximum of 30' above the natural grade, which is also in accordance with the maximum building height of the underlying zoning.

Owner:

Hye-Binje Arizona Trust
4522 Saddle Ridge Road
Southlake, Texas 76092

Applicant contact:

Keith Zollman, NCARB
Studio KZ Architecture and Interior Design
480-246-9332

Location:

8195 E Lone Mountain Road

Background

Zoning

The site is zoned Single-Family Residential, Environmentally Sensitive Lands (R1-190 ESL). Single-family residences are permitted in this district. The ESL overlay provides additional requirements to protect the natural desert environment. The use will remain unchanged by this request.

Context

The property is located approximately half-way between Scottsdale Road and Pima Road and approximately one-quarter mile south of Lone Mountain Road. It is surrounded by property that is also zoned R1-190 ESL, except for the 78-acre Wallace Desert Gardens parcel immediately to the south, which is zoned Hillside Conservation (HC). The large majority of the lot is designated Upper Desert Landform, and a small

portion of the western side is designated Hillside Landform. The topography of the site is rugged, with many steep ridges and valleys radiating from an elevated, sloping clearing on the south side. There is a very large ravine on the west side of the property, and a broad, sandy swale on the east side of the property. A small wash intersects the northeast corner of the site. Development in the general vicinity has consisted of sizeable single-family homes, and approximately half of the lots have been improved.

The 78-acre Wallace Desert Gardens parcel to the south, and which extends up the side of adjacent Migmatite Mountain, is privately owned by the trust for the Wallace Desert Gardens. However, the Wallace Desert Gardens for many years has permitted the general public to use this parcel for hiking and general enjoyment. Additionally, there is no clear boundary between the Wallace Desert Gardens parcel and the property at 8195 E Lone Mountain Road, and many local residents traverse the subject property in order to access the Wallace Desert Gardens lands. Such occurrences happen daily or several times a day. Evidence of recent campfires and shell casings have been found on the subject property.

The current proposal for a new single-family dwelling on the property is designed in such a way as to limit the disturbance to the natural landscape and its impact on the neighboring dwellings. To preserve visual enjoyment of the mountain, the main bulk of the structure has been kept low, and a guest level has been placed under the main level and within a naturally-occurring valley. Greater than the required amount of Natural Area Open Space (NAOS) has been provided, and several areas will be revegetated with native plants.

Purpose of the Request

Our request is for a Hardship Exemption from the requirement to maintain a maximum building height of twenty-four (24) feet above natural grade. An earlier version of the ESL ordinance allowed for a maximum of 30' above the natural grade, which is also in accordance with the maximum building height of the underlying zoning.

We are seeking to place a portion of the eastern end of the new structure into the naturally-occurring basin on the south eastern side of the site. Doing so would enable the house to appear more nestled into the landscape, rather than place simply on top of it, thus preserving views and enjoyment of the mountain behind. This placement strategy also minimizes the impact on the natural environmental conditions by reducing the amount of earthworks cut and fill required. However, within the basin, the bottom of the natural grade falls away steeply, and therefore the eaves of the roof that extend over the basin exceed the 24' height limit of the current ESL ordinance, even though the highest portion of the roof is only approximately 15'-8" above the finished floor level. The maximum height is misleading; it is the maximum depth that is the concern. We are requesting an exemption in order to place the house deeper into the landform. The earlier version of the ESL ordinance that allows 30' maximum building height above the natural grade will enable us to more sensitively place the structure on the site.

We believe the requested exemption is in conformance with a previously adopted version of the ESL ordinance. The previous version of the ESL ordinance allowed for a maximum building height of thirty (30) feet above natural grade. By allowing for greater maximum height above natural grade than the current ESL ordinance, we will be better able to place the house more closely against the natural topography. As a result, we will be better able to minimize environmental impact by reducing the amount of the earth that must be cut away and it will reduce the visual impact of the structure on the mountain.

JUSTIFICATION



Location:
8195 E Lone Mountain Road

DATE: 9/16/2016

FOR:
HARDSHIP EXEMPTION JUSTIFICATION - MAXIMUM HEIGHT ABOVE NATURAL GRADE

1. A substantial hardship is demonstrated that would significantly reduce the ability to use the parcel:

The topography of the site is rugged with moderate height (approximately 15' to 20') ridges and valleys extending out from a sloping clearing on the south side of the parcel, like a hand splayed out on a board. The majority of the lot is designated Upper Desert Landform, and a smaller portion on the west side is designated Hillside (where there is a very steep ravine). The ruggedness of the lot provides few alternatives for the placement of the dwelling and driveways and creates the need for several retaining walls. The distance between the rugged ridges and valleys is generally greater than 25', so the provision to disregard small anomalies in topography with regard to the maximum height cannot be applied.

A large basin is formed between two ridges that extend out to the east from the sloping clearing. This basin, about 40' wide, is a logical location for a lower story of the proposed dwelling. However, the topography of the basin is steep enough that the natural grade slopes downward too aggressively for a small portion of the structure's roof eaves to remain under the 24' maximum building height limit imposed by the new ESL ordinance. The very large majority of the structure's height is largely under the 24' current maximum building height; the at its highest point, the roof ridge is only 15'-8" above the finished floor. By increasing the cut to the landscape, the eaves can be brought to the 30' height limit of the previous ESL ordinance as provided by the requested hardship exemption.

2. The exception will be consistent with the intent and purpose of the Environmentally Sensitive Lands Ordinance:

The requested hardship exemption is entirely consistent with the intent and purpose of the ESL ordinance. While the phrasing is for an exemption allowing a greater maximum building height, the purpose is not to set in place a higher structure, but rather to place the structure more closely to the ground. The natural grade slopes down too steeply at a small portion of the eastern end of the dwelling to meet current ESL height restrictions. The request is actually related to a need for greater depth. Placing the house within the naturally-occurring basin lowers the profile of the house against the landform and the mountainside, protects views to the same, and it helps reduce the amount of excavation compared to pushing the house down into the earth an additional 6' for the entirety of the structure.

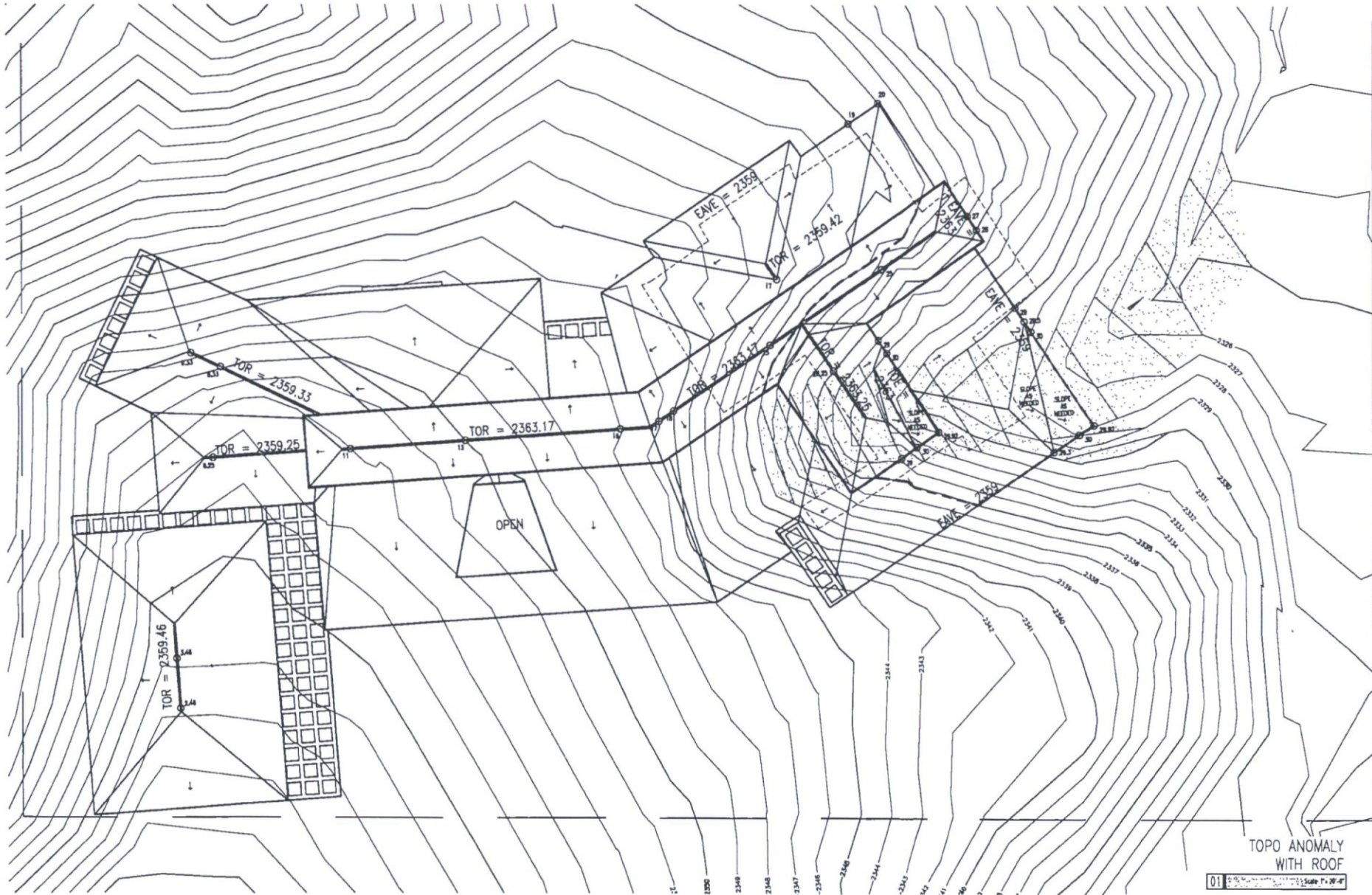
The ESL ordinance is intended to protect sensitive lands, people, and property. The exemption will continue to provide protection for the local wildlife, environmental conditions, and the proposed development. By increasing

the maximum building height to 30' as provided for in the previous ESLO, the exemption will prevent unnecessary damage to the sensitive lands from copious excavation work required by the rugged terrain.

3. The application of the new ESL standards would not achieve significant benefit for the protection of the environment and the community:

The new ESL standards are, in the instance of this lot's topography, of greater detriment to the protection of sensitive lands than that of the previous ESLO. The extreme ruggedness and varied topography prevents the reasonable creation of a dwelling on the landform, as restricted by the current ESL's 24' height above natural grade limitation. Some portion of a structure must extend out over a valley, and every valley is as steep as the next. The additional 6' provided by the previous ESL's 30' maximum building height above natural grade restriction helps "iron out" the dramatically jagged maximum height line. The careful layout, orientation, and site placement of the structure on the lot results in only 15% of the total roof area that exceeds the 24' limitation. The lower maximum height of 24' would force the much greater excavation volume of earth from the mountainside, causing major damage to the environment and to the appearance of the mountain.

The application of the new ESL ordinance standards regarding maximum building height above natural grade does not achieve a significant benefit for the protection of the environment and surrounding property, most strongly at the eastern portion of the structure. Neighbors will additionally have their views to the mountain and the surrounding landscape better preserved by an approved exception to the ordinance due to the reduced cut on the mountain and the reduced overall height of the structure.



PLAN REVIEW
692-PA-2016

REVISIONS

Lone Mountain Residence
8195 E Lone Mountain Rd, Scottsdale, AZ 85266

STUDIO
Ky

STUDIO K2
717 E 1st Avenue, Suite A
Scottsdale, AZ 85261
480.765.9327
www.studioky.com

PROJECT: 115
DATE: 8/19/2016
DRAWN BY: SKZ

Topo Anomaly
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TOPO ANOMALY
WITH ROOF

01 Scale 1" = 20'-0"

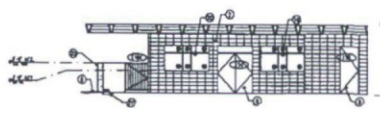
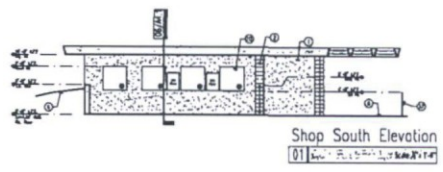
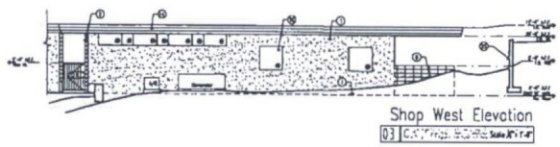
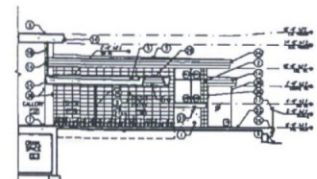
ATTACHMENT #7

ELEVATION SPECIFICATIONS		PLAN NUMBER
1. Finish and wall height consistent with other elevations.	2. All elevations shall be in feet and inches.	892-PA-2018
3. All elevations shall be in feet and inches.	4. All elevations shall be in feet and inches.	REVISIONS
5. All elevations shall be in feet and inches.	6. All elevations shall be in feet and inches.	
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Lone Mountain Residence
 8195 E Lone Mountain Rd, Scottsdale, AZ 85265

STUDIO
 KY
 ARCHITECTS
 1115 N. 1ST AVENUE, SUITE 100
 DENVER, CO 80202
 303.733.1111
 WWW.STUDIOKY.COM

PROJECT: 115
 DATE: 08/15/2018
 DRAWN BY: DEX
 Shop Elevations
A3.2
 PAGE 01



Shop South Elevation
 01

Shop West Elevation
 03

Shop North Elevation
 02

8195 E Lone Mountain Residence
Cut / Fill Volume Calculations

692-PA-2016

Using Formula for volume of a pyramid to approximate: Base Area x Height / 3 = Volume

Area traced around affected topography lines

Cut / Fill calculated from 6" below top of slab in order to account for slab thickness

1 Truck = 13 cubic yards capacity

No increase was made for the increase in volume of excavated earth due to air entrainment (swell)

FFE	CUT					FILL					Ratio
	Area (SF)	Height (Ft)	Cut Volume (in CY)	# of trucks	# add'l trucks	Area (SF)	Height (Ft)	Fill Volume (in CY)	# of trucks	# add'l trucks	C-F Ratio
2349.5	17,614	11	2,392	184	-87	5,623	9	625	48	+15	~4:1
2348.5	19,687	12	2,917	224	-47	5,291	8	523	40	+7	~5.5:1
2347.5 *	21,969	13	3,526	271	0	5,017	7	434	33	0	~8:1
2346.5	24,163	14	4,176	321	+50	3,916	6	290	22	-11	~14.5:1
2345.5	26,163	15	4,845	373	+102	3,283	5	203	16	-17	~24:1
2344.5	28,114	16	5,553	427	+156	2,514	4	124	10	-23	~45:1
2343.5 **	31,337	17	6,577	506	+235	1,777	3	66	5	-28	~100:1
2342.5	33,577	18	7,462	574	+303	1,163	2	29	2	-31	~257:1
2341.5 ***	35,702	19	8,375	644	+373	733	1	9	1	-32	~931:1

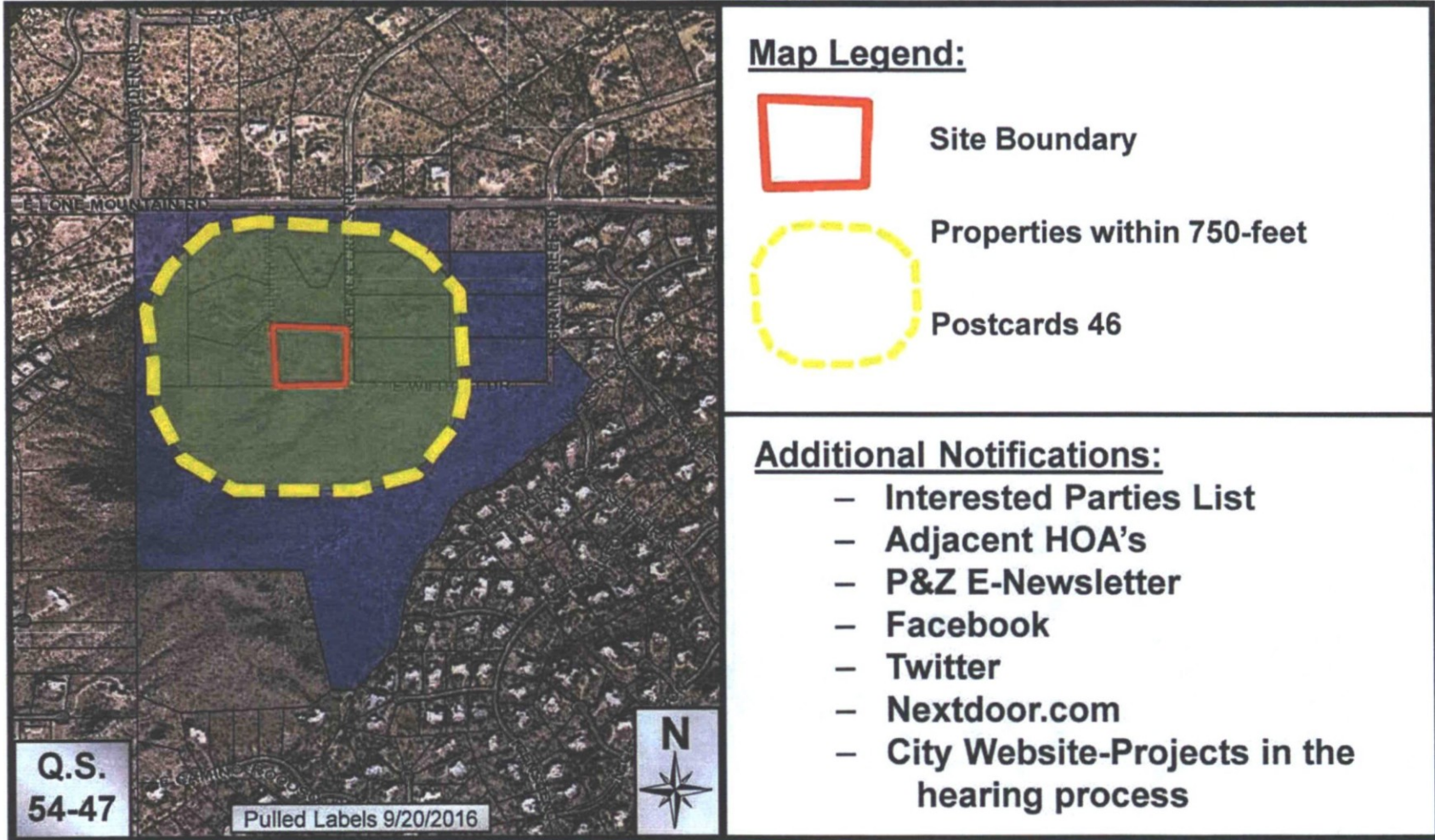
*As Proposed

**Additional retaining wall is required at western ravine side (house is pushed below ravine side's natural grade)

***The elevation at which a Hardship Exemption would not be required

City Notifications – Mailing List Selection Map

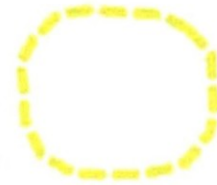
ATTACHMENT #9



Map Legend:



Site Boundary



Properties within 750-feet

Postcards 46

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

Lone Mountain Residence

1-HE-2016