

Exterior Building Color & Material Samples
Color Drawdowns
Archaeological Resources
Airport Vicinity Development Checklist
Parking Study
Trip Generation Comparison
Parking Master Plan

Toll – 118th & Jomax

Amended Development Standards – Legislative Draft

R1-130 District

Sec. 5.024. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-130 District:

- A. *Lot area.*
 - 1. Each lot shall have a minimum lot area of not less than ~~one hundred thirty thousand (130,000)~~ **NINETY SEVEN THOUSAND FIVE HUNDRED (97,500)** 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 ~~two hundred (200)~~ **ONE HUNDRED FIFTY (150)** feet.
- C. *Density.* There shall be not more than one (1) single-family dwelling unit on any one (1) lot.
- D. *Building height.* No building shall exceed ~~thirty (30)~~ **TWENTY FOUR (24)** 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)-feet~~ **FORTY FIVE (45)** 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 THREE (23)** 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)~~ **FORTY FIVE (45)** 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.

R1-70 District

Sec. 5.034. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-70 District:

A. *Lot area.*

- 1. Each lot shall have a minimum lot area of not less than ~~seventy thousand (70,000)~~ **FIFTY TWO THOUSAND FIVE HUNDRED (52,500)** 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.
- 3. Specialized Residential Health Care Facility: the minimum lot area shall be five (5) gross acres.

B. *Lot dimensions.*

Width. All lots shall have a minimum width of ~~two hundred fifty (250)~~ **ONE HUNDRED EIGHTY EIGHT (188)** feet.

C. *Density.* There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. *Building height.* No building shall exceed ~~thirty (30)~~ **TWENTY FOUR (24)** 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 THREE (23)** 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)~~ **FORTY FIVE (45)** 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 twenty-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. Access for Specialized Residential Health Care Facilities shall be provided in the following manner:
1. All Specialized Residential Health Care Facilities shall have access to a street classified by the Scottsdale General Plan (Transportation Master Plan) as a minor collector or greater.
- 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.

R1-43 District

Sec. 5.104. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-43 District:

- A. *Lot area.*
1. Each lot shall have a minimum lot area of not less than ~~forty-three thousand (43,000)~~ **THIRTY TWO THOUSAND TWO HUNDRED FIFTY (32,250)** 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 lot width of one hundred ~~fifty (150)~~ **ONE HUNDRED THIRTEEN (113)** feet.
- C. *Density.* There shall be not more than one (1) single-family dwelling unit on any one (1) lot.
- D. *Building height.* No building shall exceed ~~thirty (30)~~ **TWENTY FOUR (24)** 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 ~~forty (40)~~ **THIRTY (30)** feet.
 - b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ **THIRTY (30)** feet shall be provided on both streets.
 - c. On a corner lot, the required front yard of ~~forty (40)~~ **THIRTY (30)** 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 ~~twenty (20)~~ **FIFTEEN (15)** feet on each side of a building.
 - 3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty-five (35)~~ **TWENTY SEVEN (27)** 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 ~~forty (40)~~ **THIRTY (30)** 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 twenty-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, §§ 27, 28), 4-3-12)



CERTIFICATE OF NO EFFECT ARCHAEOLOGICAL RESOURCES

25-ZN-2016

118th & Jomax

APPLICATION INFORMATION

LOCATION: NEC of 118th Street and Jomax Road

PARCEL: 216-79-005 and 216-78-002

Q.S.: 49-56 and 49-57

APPLICANT: Michele Hammond

COMPANY: Michele Hammond / John Berry

ADDRESS: 6750 E. Camelback, Suite 100 Scottsdale,
AZ 85251

PHONE: 480-385-2753

Request: This is to inform you of a request by owner for a Zoning District Map Amendment from R1-190 ESL and R1-130 ESL to a combination of R1-190 ESL, R1-130 ESL, R1-70 ESL, and R1-43 ESL to allow the construction of a 52-lot single-family residential subdivision on approximately 80 acres located at the northeast corner of 118th Street and Jomax Road.

Certificate of No Effect Criteria:

In accordance with Chapter 46, Article VI, of the Scottsdale Revised City Code, the Historic Preservation Officer finds that:

- No archaeological resources are located on the property according to the archaeological survey and report and based upon the city's review of the report.

STIPULATIONS

1. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

SIGNATURE:

DATE:

11-23-2016

Keith Niederer, 480-312-2953

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov



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**Archaeological Survey of 80 Acres
for the Proposed 118th Street and
Jomax Road Project, Scottsdale,
Maricopa County, Arizona**

Prepared for

U.S. Army Corps of Engineers

On behalf of

Toll Brothers, Inc.

Prepared by

SWCA Environmental Consultants

February 2016

**25-ZN-2016
10/26/2016**

**ARCHAEOLOGICAL SURVEY OF 80 ACRES FOR THE PROPOSED
118TH STREET AND JOMAX ROAD PROJECT, SCOTTSDALE,
MARICOPA COUNTY, ARIZONA**

Prepared for

U.S. Army Corps of Engineers
Regulatory Section
3636 North Central Avenue, Suite 900
Phoenix, Arizona 85012

On behalf of

Toll Brothers, Inc.
8767 East Via De Ventura, Suite 390
Scottsdale, Arizona 85258

Prepared by

Adrienne M. Tremblay, Ph.D.
Caitlin Hayden

SWCA Environmental Consultants
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SWCA Project No. 37197

SWCA Cultural Resources Report No. 16-83

February 2016

Report Title: Archaeological Survey of 80 Acres for the Proposed 118th Street and Jomax Road Project, Scottsdale, Maricopa County, Arizona

Project Name: 118th Street and Jomax Road

Project Location: Scottsdale, Maricopa County, Arizona

Project Locator UTM: NAD 83 Zone 12 mN424275 mE3732169

Project Sponsor: Toll Brothers, Inc. (Toll Brothers)

Sponsor Project Number(s): N/A

Lead Agency: U.S. Army Corps of Engineers (USACE)

Other Involved Agencies: Arizona State Historic Preservation Office; City of Scottsdale (COS)

Applicable Regulations: Section 106 of the National Historic Preservation Act (NHPA); COS Historic Preservation Ordinance 3242 (Scottsdale Revised Code [SRC] Appendix B, Article VI, Supplementary Districts) and Archaeological Protection Ordinance 3243 (SRC Volume II, Article VI, Protection of Archaeological Resources)

Funding Source: Private

ASLD ROW Application Number: N/A

Description of the Project/Undertaking: Toll Brothers is proposing to construct a residential development on privately owned land at the northeast corner of 118th Street and Jomax Road in Scottsdale, Maricopa County, Arizona. Toll Brothers proposes to construct new homes on private property with associated utilities and roads. The proposed undertaking may impact potentially jurisdictional waters of the United States, which may necessitate a Section 404 of the Clean Water Act permit from the USACE. Because the USACE is a federal agency, the proposed undertaking is subject to compliance with Section 106 of the NHPA. In addition, because the project area is located within the COS, it is subject to compliance with COS Historic Preservation Ordinance 3242 (SRC Appendix B, Article VI, Supplementary Districts) and Archaeological Protection Ordinance 3243 (SRC Volume II, Article VI, Protection of Archaeological Resources).

Toll Brothers contracted with SWCA Environmental Consultants (SWCA) to conduct a pedestrian survey of the entire 80-acre project area to determine whether any properties eligible for the National Register of Historic Places (NRHP) or the COS Historic Register are present within the project area in order to assist the USACE in complying with the NHPA and to assist Toll Brothers in complying with COS regulations.

Project Area/Area of Potential Effects (APE): The project area consists of the entire 80-acre property. Because the USACE may decide that entirety of the project area cannot be developed because of impacts to potentially jurisdictional waters, the APE for historic properties for the project is assumed to be the entire 80 acres. As a result, SWCA surveyed the entire 80-acre project area.

Legal Description: The project area is located in Sections 34 and 35, Township 5 North, Range 5 East in Scottsdale, Maricopa County, Gila and Salt River Baseline and Meridian, on the U.S. Geological Survey McDowell Peak, Arizona, 7.5-minute quadrangle.

Land Jurisdiction: Private

Total Acres: 80

Acres Surveyed: 80

Acres Not Surveyed: 0

Consultant Firm/Organization: SWCA Environmental Consultants

Project Number: 37197

Permit Number(s): N/A (private land)

Date(s) of Fieldwork: February 19, 2016

Number of IOs Recorded: 8

Number of Sites Recorded: None

Eligible Sites: None

Ineligible Sites: None

Unevaluated Sites: None

Sites Not Relocated: None

Comments:

An archaeological survey of the project area resulted in the recordation of eight IOs. The eight IOs were associated with Native American and Euro-American cultures; the IOs are not eligible for the NRHP.

SWCA recommends that the undertaking has a finding of No Historic Properties. However, if during the course of project construction, previously undocumented buried cultural resources are identified during ground-disturbing activities, all work in the immediate vicinity of the discovery should stop until the find can be evaluated by a professional archaeologist.

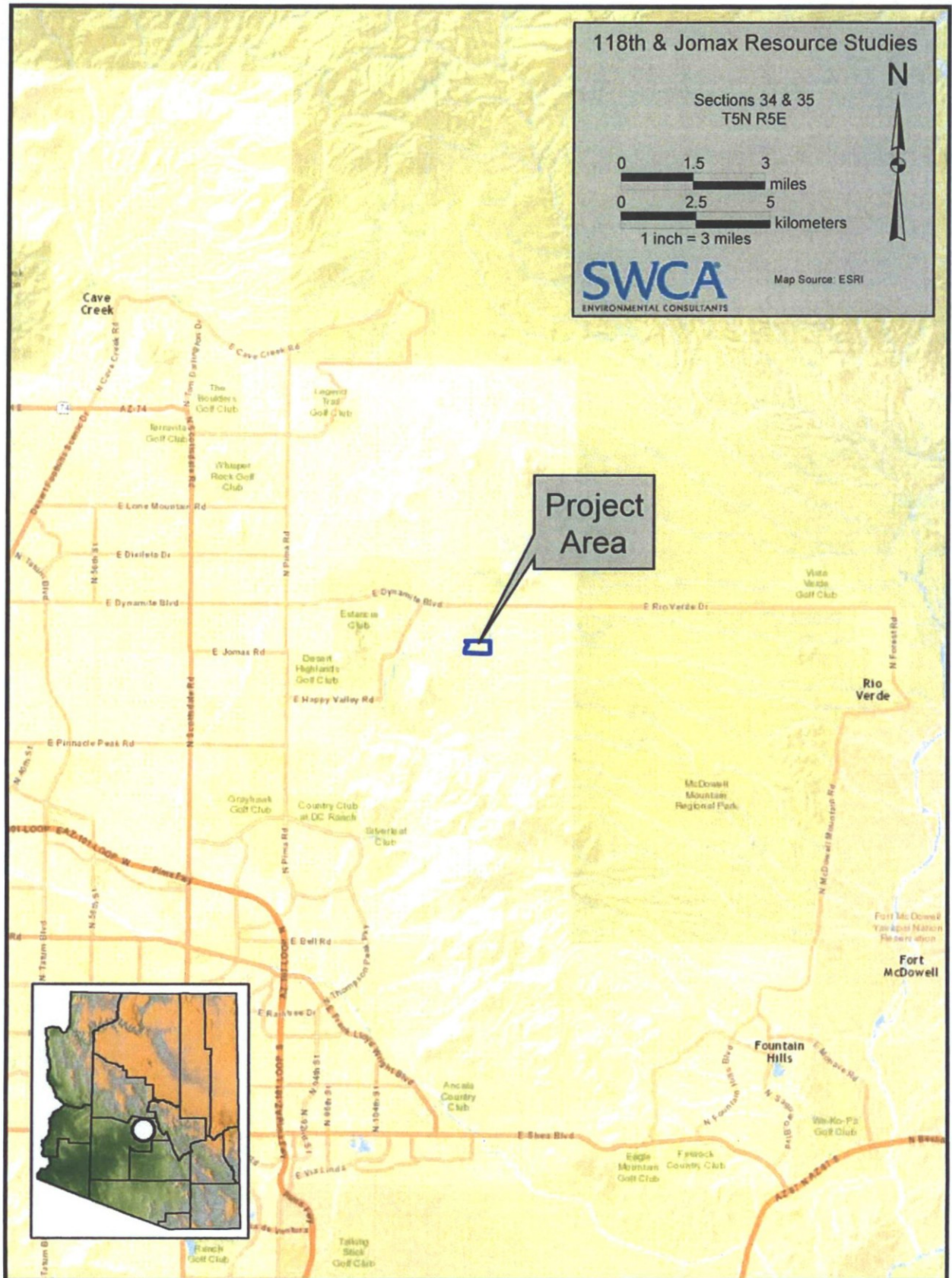


Figure 1. Project vicinity.

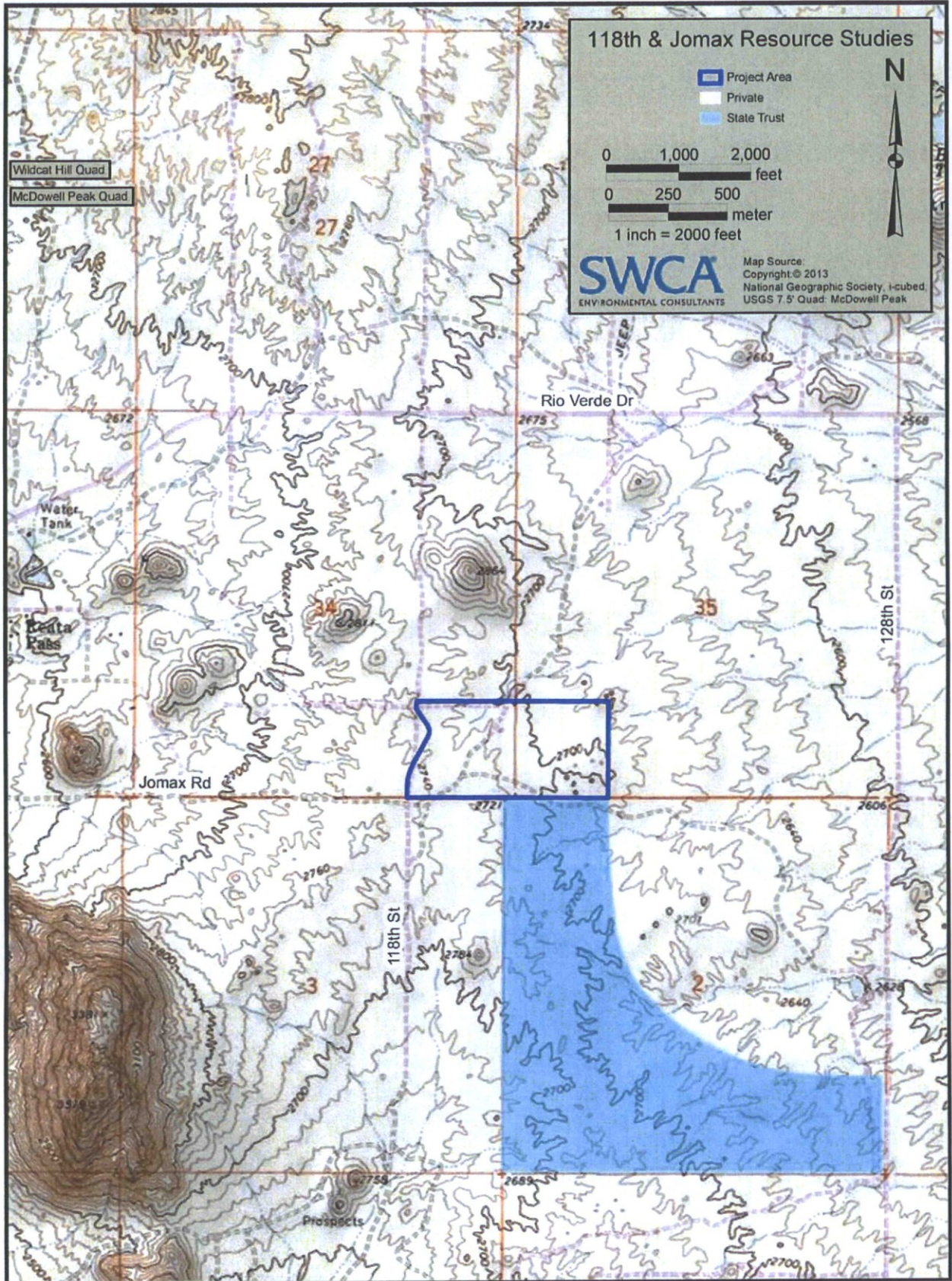


Figure 2. Project location.