Item 14

CITY COUNCIL REPORT

Meeting Date: *November 24, 2026*
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Shea Homes - SEC of Pima Road & Happy Valley Road
ZN-0003-2026

Request to consider the following:

1. Adopt Ordinance No. 4723 for a Zoning District Map Amendment from Single-family Residential Environmentally Sensitive Lands (R1-190 ESL) zoning to Single-family Residential Environmentally Sensitive Lands (R1-35 ESL) zoning, with Amended Development Standards for a 77-lot subdivision on a +/- 94.8-gross-acre site located at the southeast corner of E. Happy Valley Road and N. Pima Road.

Goal/Purpose of Request

The applicant's request is to rezone the property to allow for the configuration of a new 77-lot single-family residential subdivision, with amended development standards.

Key Items for Consideration

- Proposed density 0.81 dwelling units per acre
- Combination of on-lot and tract NAOS
- Existing regional drainage facility along Pima Road
- Planning Commission heard this case on 10/28/2026 and recommended approval with a vote of 7-0

OWNER

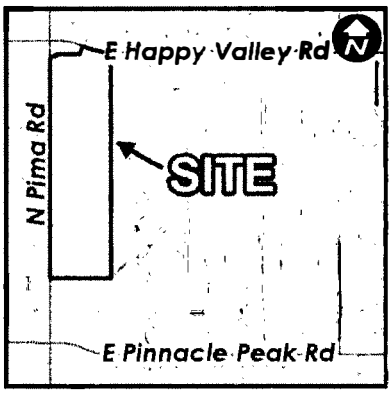
Happy Peak Inc.

APPLICANT CONTACT

Berry Riddell, LLC
John Berry
480-385-2753

LOCATION

Southeast corner of E. Happy Valley Road and N. Pima Road
(APN's 217-05-026E, 217-05-026F, 217-05-026G)



Action Taken _____

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category includes the largest-lot, single-family neighborhoods. Densities in Rural Neighborhoods are usually one dwelling unit per one or more acres. Within the Environmentally Sensitive Lands (ESL) areas, native desert vegetation is abundant and special care is needed to preserve open desert character and environmental features. The goal in Rural Neighborhoods is to retain the large-lot character while preserving desert vegetation, washes, and natural features. Clustering of development may be used to achieve this goal. Rural Neighborhoods may also include equestrian or limited golf course uses.

Zoning

The site is currently zoned Single-family Residential Environmentally Sensitive Lands (R1-190 ESL) zoning and proposes a change to Single-family Residential Environmentally Sensitive Lands (R1-35 ESL) zoning. Both the R1-190 and R1-35 zoning districts are intended to promote and preserve residential development. The minimum lot size in the R1-35, although less than one (1) acre, still results in a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto, together with required recreational, religious and educational facilities.

Context

The subject property currently consists of 3 vacant parcels located at the southeast corner of East Happy Valley Road and North Pima Road, extending south to the La Mirada shopping center. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Pinnacle Peak Place residential subdivision, zoned Single-family Residential Environmentally Sensitive Lands (R1-70 ESL)
- South: La Mirada commercial shopping center, zoned Central Business Environmentally Sensitive Lands (C-2 ESL)
- East: Solitude residential subdivision, zoned Single-family Residential Environmentally Sensitive Lands (R1-43 ESL) and Prado Estates residential subdivision, zoned Single-family Residential Environmentally Sensitive Lands (R1-190 ESL)
- West: Tamarron residential subdivision, zoned Single-family Residential Planned Residential Development Environmentally Sensitive Lands (R1-43 PRD ESL); Pinnacle Peak Estates Unit 3 Phase 1 & 2 residential subdivision, zoned Single-family Residential Planned Residential Development Environmentally Sensitive Lands (R1-43 PRD ESL); and Pinnacle Paradise residential subdivision, zoned Single-family Residential Planned Residential Development Environmentally Sensitive Lands (R1-70 PRD ESL)

Other Related Policies, References:

Scottsdale General Plan 2035, as amended
Zoning Ordinance

APPLICANT'S PROPOSAL

Development Information

The development proposal is a request to rezone the +/- 94.8 gross acre site to allow for the configuration of a 77-lot single-family residential subdivision.

- Existing Use: 3 vacant parcels
- Proposed Use: 77 lot residential subdivision
- Project Size: 94.8 acres (gross); 86.1 acres (net)
- Building Height Allowed: 24-feet
- Natural Area Open Space Required: 21.94 acres (per slope analysis)
- Natural Area Open Space Provided: 23.89 acres
- Density Allowed (R1-190 ESL): 19 lots (0.21 du/ac)
- Density Allowed (R1-35 ESL): 98 lots (1.04 du/ac)
- Density Proposed (R1-35 ESL): 77 lots (0.81du/ac)

IMPACT ANALYSIS

Land Use

The existing zoning on the site would allow for a calculated maximum of 19 residential lots based on the R1-190 zoning district and the ESL zoning overlay, with locations of the natural area open space and treatment of washes to be determined. As proposed, R1-35 zoning would allow for the application of a 77-lot residential subdivision which includes the site development limitations that contribute to the reduction of the maximum calculated density of 98 lots under the R1-35 zoning and the ESL zoning overlay.

The proposal also anticipates the use of amended development standards such as lot area, lot width, and building setbacks. An amended development standards request is allowed under the provisions of the existing ESL zoning overlay. The Development Review Board, through the Preliminary Plat process, can approve amended development standards up to a 25% reduction to encourage sensitivity to site conditions and provide flexibility in site planning. These details provide some certainty to locations of natural area open space (NAOS) and treatment of washes.

Below is a table for comparison of development standards.

Development Standard	R1-190 zoning (Existing)	R1-35 zoning	R1-35 zoning (Amended Standards)
Lot Area	190,000 SF	35,000 SF	26,250 SF
Lot Width	300 feet	135 feet	102 feet
Front yard setback	60 feet	40 feet	30 feet
Side yard setback	30 feet	15 feet	12 feet
Rear yard setback	60 feet	35 feet	27 feet

Transportation/Trails

The proposed subdivision plan provides for one access point onto E. Happy Valley Road and two onto N. Pima Road. The 3 existing access points onto N. Pima Road were previously planned during the recent Pima Road improvements. This proposal maintains 2 of the 3 existing access points onto N. Pima Road and leaves the northernmost access to Pima Road unused. The proposal includes external and internal pedestrian improvements as outlined on the submitted Pedestrian and Vehicular Circulation Plan. Additional graphics were provided by the applicant at the Planning Commission meeting for clarity on the ingress and egress configurations proposed for each of the three vehicular access points. Those were referenced in the Planning Commission's recommendation and have been included as an additional attached exhibit to the stipulations.

Water/Sewer

The applicant provided Basis of Design reports for water and sewer, which have been accepted by the Water Resources Division. The City of Scottsdale is an Arizona Department of Water Resources designated provider with a 100 years Assured Water Supply and will supply water in accordance with City codes, ordinances, and the City's Drought Management Plan. All infrastructure upgrades necessary to serve this project will be completed by the applicant.

Fire/Police

The nearest fire station is within 3 miles of the site and located at N. Hayden Road and E. Jomax Road. The subject site is served by the Foothills Police District, Beat 19. As with any project that contributes to growth, the fire department and police department continually anticipate and evaluate resource needs for the city's budget process.

Open Space

The proposed subdivision plan accounts for providing 23.89 acres of NAOS distributed through the site as a combination of tract NAOS (9.48 acres) and on-lot NAOS (14.41 acres), as represented on the NAOS Exhibit provided with the application. The city has installed regional drainage improvements along the N. Pima Road frontage of this site. As these drainage improvements have been constructed on the site, it qualifies to request a proportional NAOS reduction based on the overlapping area, per Sec. 6.1060.B.2 of the Zoning Ordinance. The proposed plan also accounts for a 100-foot average width Scenic Corridor in addition to and located beyond the regional drainage improvements creating an increased buffer along N. Pima Road.

School District Comments/Review

The Cave Creek Unified School District has been notified of the development proposal and the proposed residential density.

Housing Cost

Approval of the zoning district map amendment proposed by the applicant enables the construction of more housing. In conjunction with state law, staff has considered the scope of the zoning district map amendment and development plan, as well as aspects which would affect the cost of construction. Staff has not identified any factors that would substantially impact the cost to construct housing for sale or rent.

Community Involvement

The City of Scottsdale promotes public participation in the development of the built environment. The applicant complied with the city's suggested best practices for public outreach. The applicant held an open house meeting on January 26, 2026 at the Highlands Church near the site. They performed additional outreach efforts including door-to-door, HOA contact, and virtual meetings as summarized in their Citizen Review and Neighborhood Involvement Report.

Staff has received public comments in opposition that generally expresses concern with the change in number and size of lots from the current zoning designation, and the potential traffic and utility impacts relative to the proposed number of homes.

A written letter of support was provided from the owner of the commercial shopping center to the immediate south of this site. The HOA representative from the adjacent Solitude neighborhood provided a follow up email expressing that the applicant team continued to meet with them and were able to find an agreeable solution to provide access and utility improvements that would be beneficial to satisfying initial concerns from the Solitude neighborhood. Additional letters of support were provided at the Planning Commission meeting, and all are included in the attachments to this report.

Significant Updates to Development Proposal Since Initial Submittal

The applicant team conducted preliminary outreach to city staff and other interested parties and made responsive adjustments prior to their official application submittal. As a result, there were not significant noteworthy changes made to the proposal during the public/staff review period.

Policy Implications

The proposed rezoning results in a density of less than one dwelling unit per acre, consistent with the site's Rural Neighborhoods land use designation as outlined in the Land Use Element of the General Plan.

OTHER BOARDS AND COMMISSIONS

Planning Commission:

Planning Commission heard this case on October 28, 2026 and recommended approval with a vote of 7-0.

Recommended Approach:

Staff recommended that the Planning Commission find that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.

RECOMMENDATION

Recommended Approach:

Adopt Ordinance No. 4723 for a Zoning District Map Amendment from Single-family Residential Environmentally Sensitive Lands (R1-190 ESL) zoning to Single-family Residential Environmentally

Sensitive Lands (R1-35 ESL) zoning, with Amended Development Standards for a 77-lot subdivision on a +/- 94.8-gross-acre site located at the southeast corner of E. Happy Valley Road and N. Pima Road.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Jeff Barnes
Principal Planner
480-312-2376
jbarnes@scottsdaleaz.gov

APPROVED BY

Jeff Barnes, Report Author	11/5/2026 Date
Tim Curtis, AICP, Deputy Director Planning and Development Services Planning Commission Liaison Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov	11/5/2026 Date
Erin Perreault, AICP, Senior Director Planning and Development Services Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov	11/06/2026 Date

ATTACHMENTS

1. Context Aerial
1A. Aerial Close-Up
2. Ordinance No. 4723
   Exhibit 1: Zoning Map
   Exhibit 2: Stipulations
      Exhibit A to Exhibit 2: Conceptual Subdivision Plan
      Exhibit B to Exhibit 2: NAOS Exhibit
      Exhibit C to Exhibit 2: Ingress and Egress Supplemental Exhibit
3. Existing General Plan Land Use Map
4. Existing Zoning Map
5. Application Narrative
6. Pedestrian and Vehicular Circulation Plan
7. Traffic Impact Summary
8. Community Involvement
9. Correspondence
10. City Notification Map
11. Planning Commission Draft Meeting Minutes October 28, 2026



Context Aerial

ZN-0003-2026

Attachment #1



Close-up Aerial

ZN-0003-2026

Attachment #1A

ORDINANCE NO. 4723

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN PLAN NO. ZN-0003-2026 FROM SINGLE-FAMILY RESIDENTIAL ENVIRONMENTALLY SENSITIVE LANDS (R1-190 ESL) ZONING TO SINGLE-FAMILY RESIDENTIAL ENVIRONMENTALLY SENSITIVE LANDS (R1-35 ESL) ZONING, ON A +/- 94.8-ACRE SITE LOCATED AT THE SOUTHEAST CORNER OF EAST HAPPY VALLEY ROAD AND NORTH PIMA ROAD.

WHEREAS, the Planning Commission held a hearing on October 28, 2026; and

WHEREAS, the City Council has considered the probable impact of Zoning Ordinance No. 4723 on the cost to construct housing for sale or rent; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Plan No. ZN-0003-2026.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/-94.8-acre site, located at the southeast corner of East Happy Valley Road and North Pima Road. and marked as "Site" (the Property) on the map attached as **Exhibit 1**, incorporated herein by reference, from Single-family Residential Environmentally Sensitive Lands (R1-190 ESL) zoning to Single-family Residential Environmentally Sensitive Lands (R1-35 ESL) zoning.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as **Exhibit 2** and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 2026.

ATTEST:

By:_____
Ben Lane, City Clerk

CITY OF SCOTTSDALE, an Arizona municipal corporation

By:_____
Lisa Borowsky, Mayor

19638564

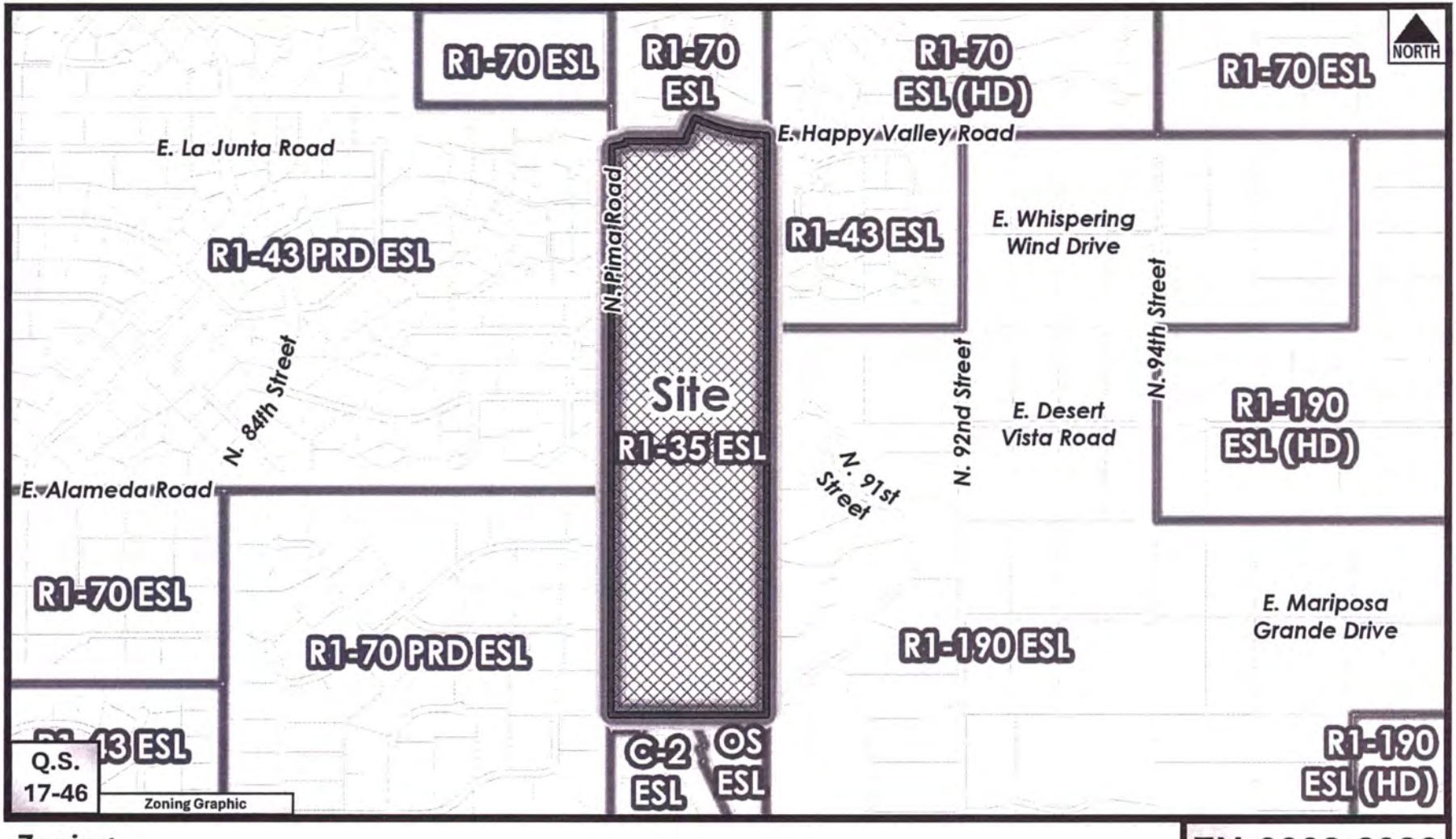
Attachment #2

APPROVED AS TO FORM:

By: _____

Luis E. Santaella, City Attorney
By: Joe Padilla, Deputy City Attorney

19638564



Zoning

ZN-0003-2026

Ordinance No. 4723
Exhibit 1
Page 1 of 1

Stipulations for the Zoning Application:

Shea Homes - SEC of Pima Road & Happy Valley Road

Application Number: ZN-0003-2026

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

*Modifications represented in **bold** text were added by the Planning Commission as part of their recommendation for approval.

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SUBDIVISION PLAN. Development shall conform with the conceptual subdivision plan, attached as Exhibit A to Exhibit 2. Any proposed significant change to the conceptual subdivision plan prior to the preliminary plat approval, as determined by the Zoning Administrator, shall be subject to additional public hearings before the Planning Commission and City Council. Once the final plat is approved, the development must conform to the final plat.
2. NATURAL AREA OPEN SPACE AND DRAINAGE BUFFERING. The Preliminary Plat shall provide Natural Area Open Space (NAOS) and Drainage and Flood Control easements (DFC) in the configurations shown, including perimeter buffering as represented, on the conceptual NAOS Exhibit attached as Exhibit B to Exhibit 2. As represented on the exhibit, the Preliminary Plat and Final Plat shall provide a minimum of 9.48 acres (of the minimum total 23.89 acres) as tract NAOS toward the overall required total for the development.
3. LANDSCAPING. The northmost existing culvert bridge along Pima Road that is not proposed for use as access with this development configuration, shall be relandscaped to the extent possible with appropriate plant materials similar in type and density of the surrounding regional drainage improvements area. The Landscape Plans provided with the Preliminary Plat submittal shall provide details demonstrating conformance with this stipulation.
4. MAXIMUM DWELLING UNITS – DENSITY. Maximum dwelling units shall not exceed 77 dwelling units (equivalent to 0.81 du/gross acre of the development project)
5. ALTERATIONS TO NATURAL WATERCOURSES. Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year – 2 hour rain event shall be subject to Development Review Board approval.
6. ACCESS RESTRICTIONS. Access to the development project shall conform to the Pedestrian and Vehicular Circulation Plan prepared by Swaback Architects & Planners, dated September 9, 2026.
7. PROTECTION OF ARCHAEOLOGICAL RESOURCES. 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.

8. GATES. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents showing gating in compliance with the Design Standards and Policies Manual.
9. LAND DIVISION CODE COMPLIANCE. The subdivision shall comply with the City of Scottsdale Land Division Code.

DEDICATIONS

10. RIGHT-OF-WAY DEDICATIONS. Prior to issuance of any permit for the development project, the property owner shall dedicate in fee simple to the City of Scottsdale, by the project's final plat, all existing right-of-way adjacent to the project currently held in easement form.
11. LOCAL RESIDENTIAL PRIVATE STREETS. All local residential private streets shall be contained within a subdivision tract of land that has no less than a total width of forty (40) feet, and dedications to the property owners association consisting of property owners within the subdivision of the development project.
12. SUBDIVISION TRACTS, PRIVATE STREETS, MAINTENANCE, AND LIABLITY. A property owners association consisting of property owners within the subdivision of the development project shall own and be responsible for all maintenance and liabilities of all subdivision tracts, private streets and related infrastructure.
13. MULTI-USE TRAIL EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a minimum twenty (20) foot wide Public Non-Motorized Access Easement to the City of Scottsdale to contain the multi-use trail to be constructed in accordance with the infrastructure requirements below. The alignment of the easement shall be subject to approval by the city's Zoning Administrator, or designee, prior to dedication.
14. SCENIC CORRIDOR LOCATION, EASEMENT, AND IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall dedicate a minimum one hundred (100) foot wide continuous Scenic Corridor Easement to the City of Scottsdale along the development project's N. Pima Road frontage. Unless otherwise approved by the Development Review Board, the area within the Scenic Corridor Easement shall be left in a natural condition.
15. PUBLIC NON-MOTORIZED ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses onto private property of the development project.

INFRASTRUCTURE

16. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
17. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works

Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.

18. STREET IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents showing the construction of the improvements recommended in the Transportation Impact & Mitigation Analysis prepared by Lokahi, dated August 27, 2026 **and as shown on the Ingress and Egress Supplemental Exhibit, attached as Exhibit C to Exhibit 2.**

19. PRIVATE STREETS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents showing the construction of all private streets within the limits of the project in conformance with the city's local residential ESL, non-trail, cross-section.

20. MULTI-USE TRAIL IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents showing the construction of multi-use trails in the locations and widths shown on the Pedestrian and Vehicular Circulation Plan prepared by Swaback Architects & Planners, dated September 9, 2026.

21. SIDEWALKS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents showing the construction of sidewalks in the locations and widths shown on the Pedestrian and Vehicular Circulation Plan prepared by Swaback Architects & Planners, dated September 9, 2026.

22. POLYMER CONCRETE MANHOLES. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents showing all manholes installed on public sewer mains fifteen (15) inches in diameter and larger constructed of polymer concrete materials per Maricopa Association of Governments (MAG) Standard Detail 419, MAG Specification Section 744, and the City of Scottsdale Approved Products List (APL).

23. POLYMER CONCRETE MANHOLES – SPECIAL CONDITIONS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents showing the following manholes constructed of polymer concrete materials per MAG Standard Detail 419: "one-off" public manholes, being the first manhole upstream of sewer mains fifteen (15) inches in diameter and larger; manholes with public or private force main or ejector discharges; manholes on sewer lines with velocity equal to or greater than six (6) feet per second; deep manholes equal to or greater than ten (10) feet; and drop manholes of any diameter on public sewer main. Adjustment rings and manhole bases shall also be of polymer concrete material per MAG Standard Detail 419.

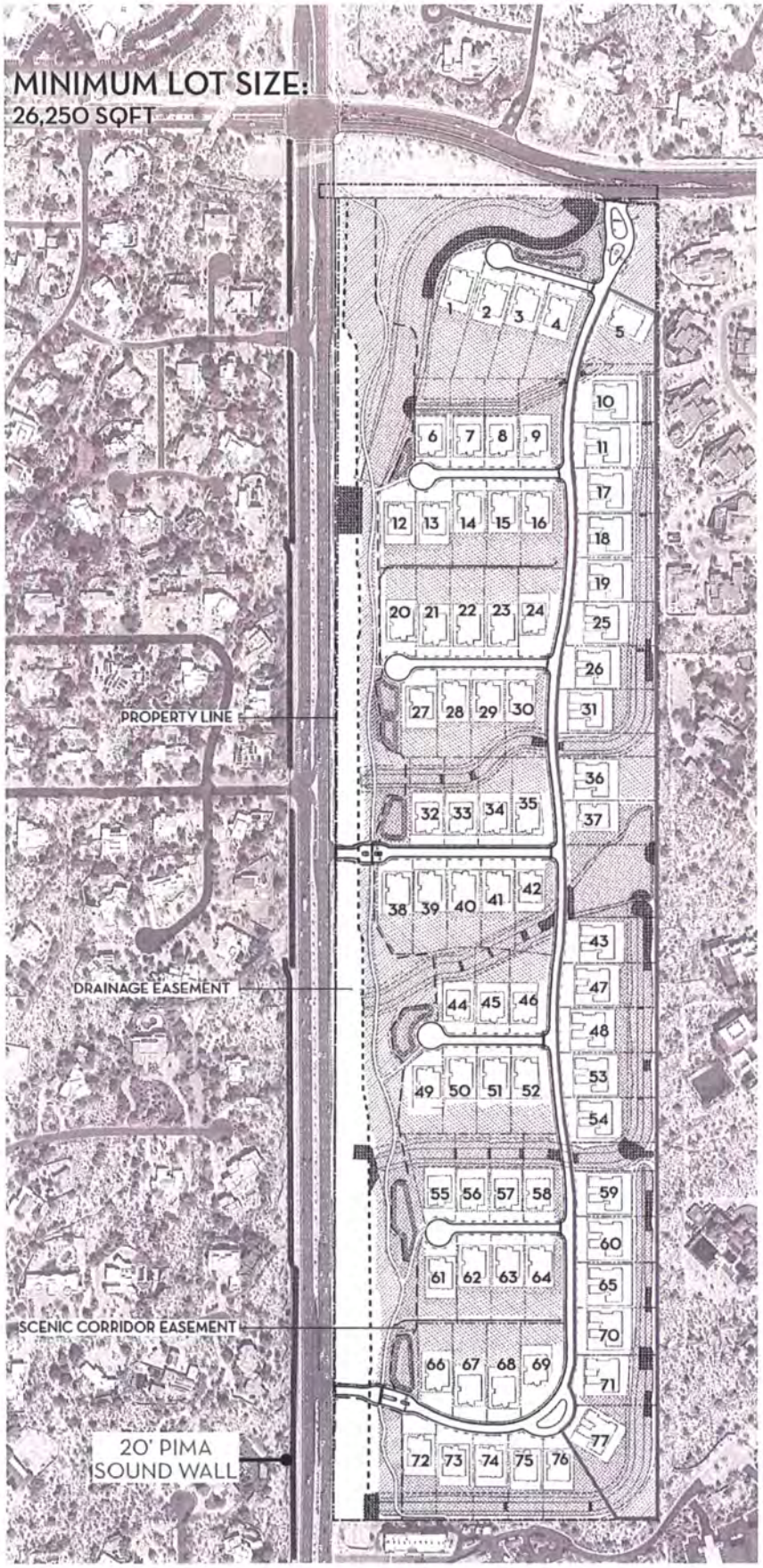
24. SEWER CONNECTION ELEVATION. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents showing on-site sewer set at an elevation capable of accepting the HV91 lift station flow line, the invert elevation of which is 2068.63.

25. PUBLIC WATER AND SEWER LINE LOCATION. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction

documents showing all public water and sewer lines located within a minimum of twenty (20) feet of right-of-way, public utility easement, or water/sewer easement located within a dedicated tract.

26. DEAD-END WATER DISTRIBUTION LINES. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents showing dead-end water distribution lines eight (8) inches to twelve (12) inches in diameter not exceeding one thousand two hundred (1,200) feet in length. Any proposed length greater than one thousand two hundred (1,200) feet shall be looped.
27. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development.
28. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

SUBDIVISION PLAN



LOT DATA

Lot #	SF	Lot #	SF
1	39,386	39	27,691
2	33,667	40	26,401
3	31,393	41	26,719
4	34,781	42	32,444
5	35,116	43	36,200
6	26,683	44	28,540
7	26,325	45	26,270
8	26,325	46	28,517
9	33,823	47	38,019
10	32,910	48	38,550
11	32,872	49	29,068
12	26,525	50	26,407
13	26,367	51	26,388
14	34,267	52	31,239
15	26,612	53	37,591
16	35,176	54	35,500
17	31,708	55	30,856
18	30,176	56	36,307
19	30,976	57	26,305
20	27,285	58	29,633
21	26,250	59	31,942
22	26,238	60	31,700
23	26,300	61	26,842
24	30,755	62	26,376
25	33,248	63	26,377
26	36,358	64	31,620
27	26,402	65	31,618
28	26,250	66	26,320
29	26,250	67	29,017
30	31,000	68	29,371
31	37,843	69	30,020
32	26,627	70	32,130
33	26,627	71	36,218
34	26,627	72	30,872
35	29,627	73	29,816
36	36,437	74	26,304
37	34,724	75	26,448
38	26,873	76	37,265
		77	70,171

LARGEST LOTS.....AVERAGE 36,000 SQFT

REVEGITATED OPEN SPACE.....8.72 ACRES +/-

NATIVE OPEN SPACE.....15.17 ACRES +/-

SCENIC CORRIDOR.....9.04 ACRES +/-

DRAINAGE

TOTAL UNITS: 77

GROSS PROPERTY SIZE: 94.8 ACRES

DENSITY: 0.81 HOME/

REQUIRED NAOS.....21.94 AC+/-

PROVIDED NAOS.....23.89 AC+/-

(10% INCREASE)

SCALE: 1"=100'

Ordinance No. 4723

Exhibit A to Exhibit 2

SHEA SIGNATURE
LUXURY HOMES OF DISTINCTION

SWABACK

07.27.2026

Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.

18. STREET IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents showing the construction of the improvements recommended in the Transportation Impact & Mitigation Analysis prepared by Lokahi, dated August 27, 2026 **and as shown on the Ingress and Egress Supplemental Exhibit, attached as Exhibit C to Exhibit 2.**

19. PRIVATE STREETS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents showing the construction of all private streets within the limits of the project in conformance with the city's local residential ESL, non-trail, cross-section.

20. MULTI-USE TRAIL IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents showing the construction of multi-use trails in the locations and widths shown on the Pedestrian and Vehicular Circulation Plan prepared by Swaback Architects & Planners, dated September 9, 2026.

21. SIDEWALKS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents showing the construction of sidewalks in the locations and widths shown on the Pedestrian and Vehicular Circulation Plan prepared by Swaback Architects & Planners, dated September 9, 2026.

22. POLYMER CONCRETE MANHOLES. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents showing all manholes installed on public sewer mains fifteen (15) inches in diameter and larger constructed of polymer concrete materials per Maricopa Association of Governments (MAG) Standard Detail 419, MAG Specification Section 744, and the City of Scottsdale Approved Products List (APL).

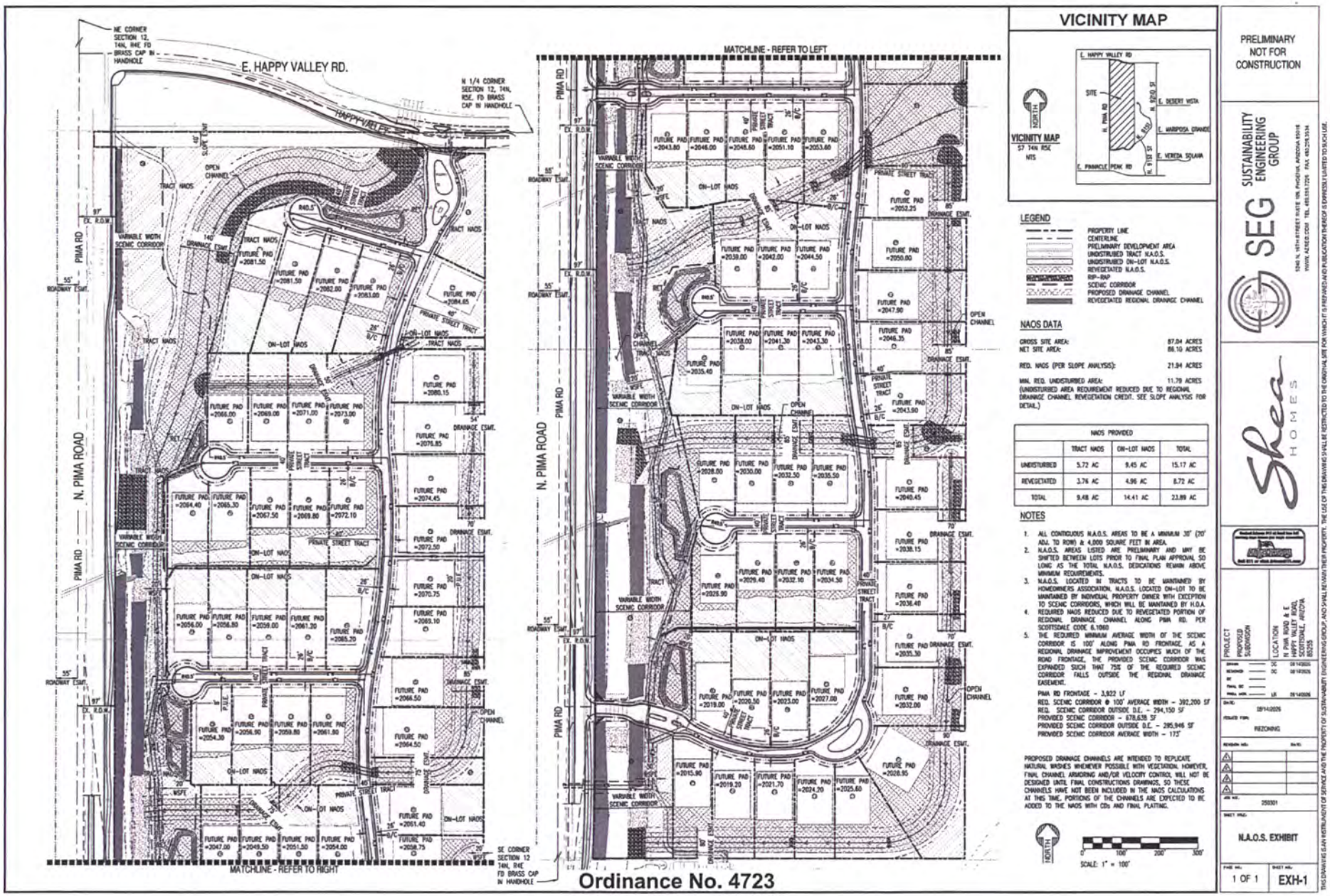
23. POLYMER CONCRETE MANHOLES – SPECIAL CONDITIONS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents showing the following manholes constructed of polymer concrete materials per MAG Standard Detail 419: "one-off" public manholes, being the first manhole upstream of sewer mains fifteen (15) inches in diameter and larger; manholes with public or private force main or ejector discharges; manholes on sewer lines with velocity equal to or greater than six (6) feet per second; deep manholes equal to or greater than ten (10) feet; and drop manholes of any diameter on public sewer main. Adjustment rings and manhole bases shall also be of polymer concrete material per MAG Standard Detail 419.

24. SEWER CONNECTION ELEVATION. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents showing on-site sewer set at an elevation capable of accepting the HV91 lift station flow line, the invert elevation of which is 2068.63.

25. PUBLIC WATER AND SEWER LINE LOCATION. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction

documents showing all public water and sewer lines located within a minimum of twenty (20) feet of right-of-way, public utility easement, or water/sewer easement located within a dedicated tract.

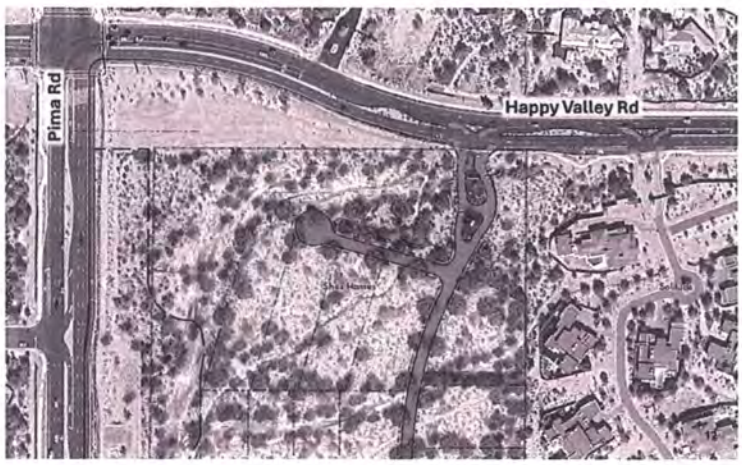
26. DEAD-END WATER DISTRIBUTION LINES. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents showing dead-end water distribution lines eight (8) inches to twelve (12) inches in diameter not exceeding one thousand two hundred (1,200) feet in length. Any proposed length greater than one thousand two hundred (1,200) feet shall be looped.
27. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development.
28. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.



Ordinance No. 4723
Exhibit B to Exhibit 2
Page 1 of 1

Ingress and Egress Supplemental Exhibit

Happy Valley Road Access



Pima Road North Access

- Right-in-Right out Only
- Deceleration Lane

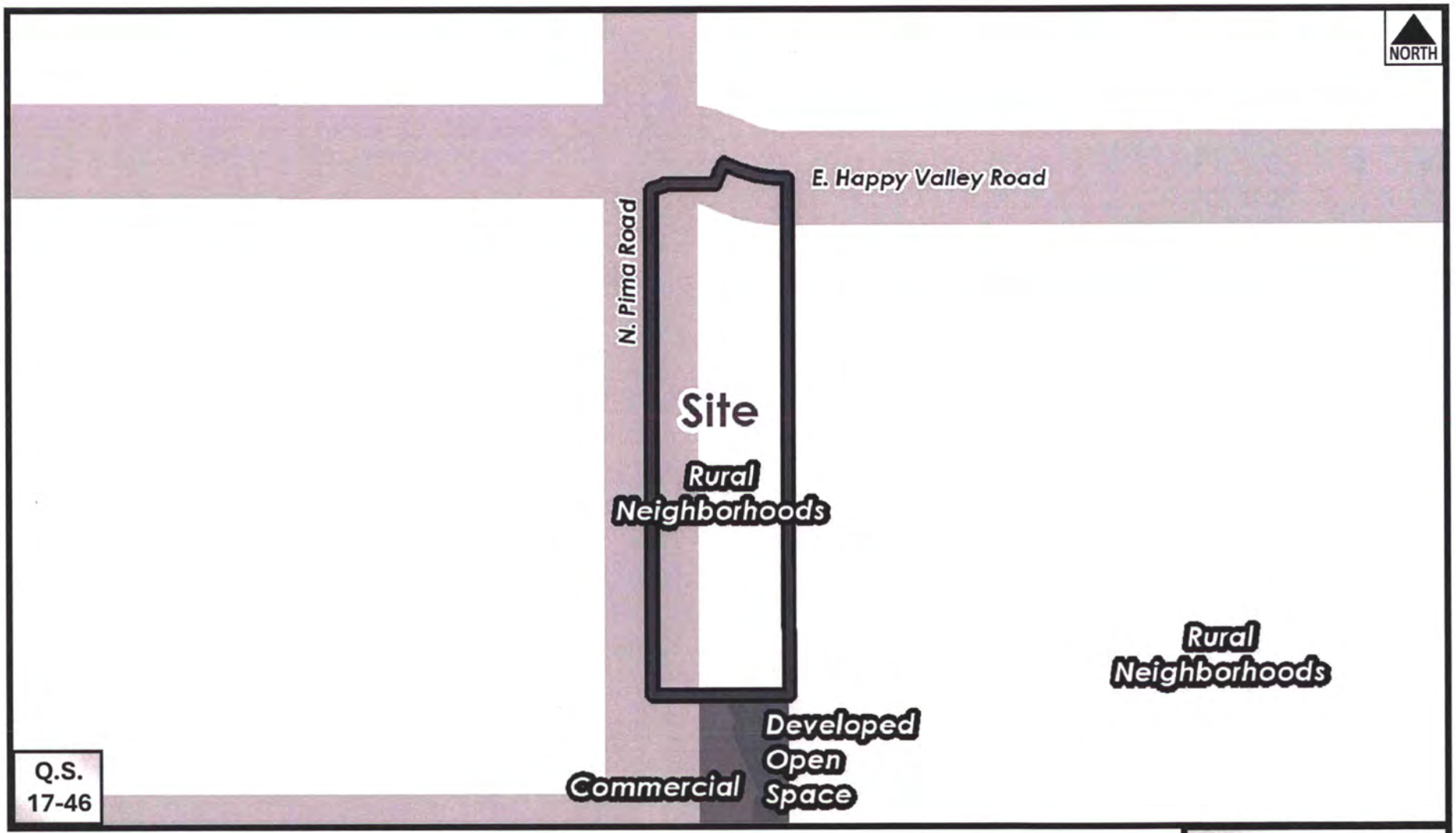


Pima Road South Access

- Full Access
- Deceleration Lane Into Site
- Left Turn Lane Into Site
- Left Turn Lane Out of Site



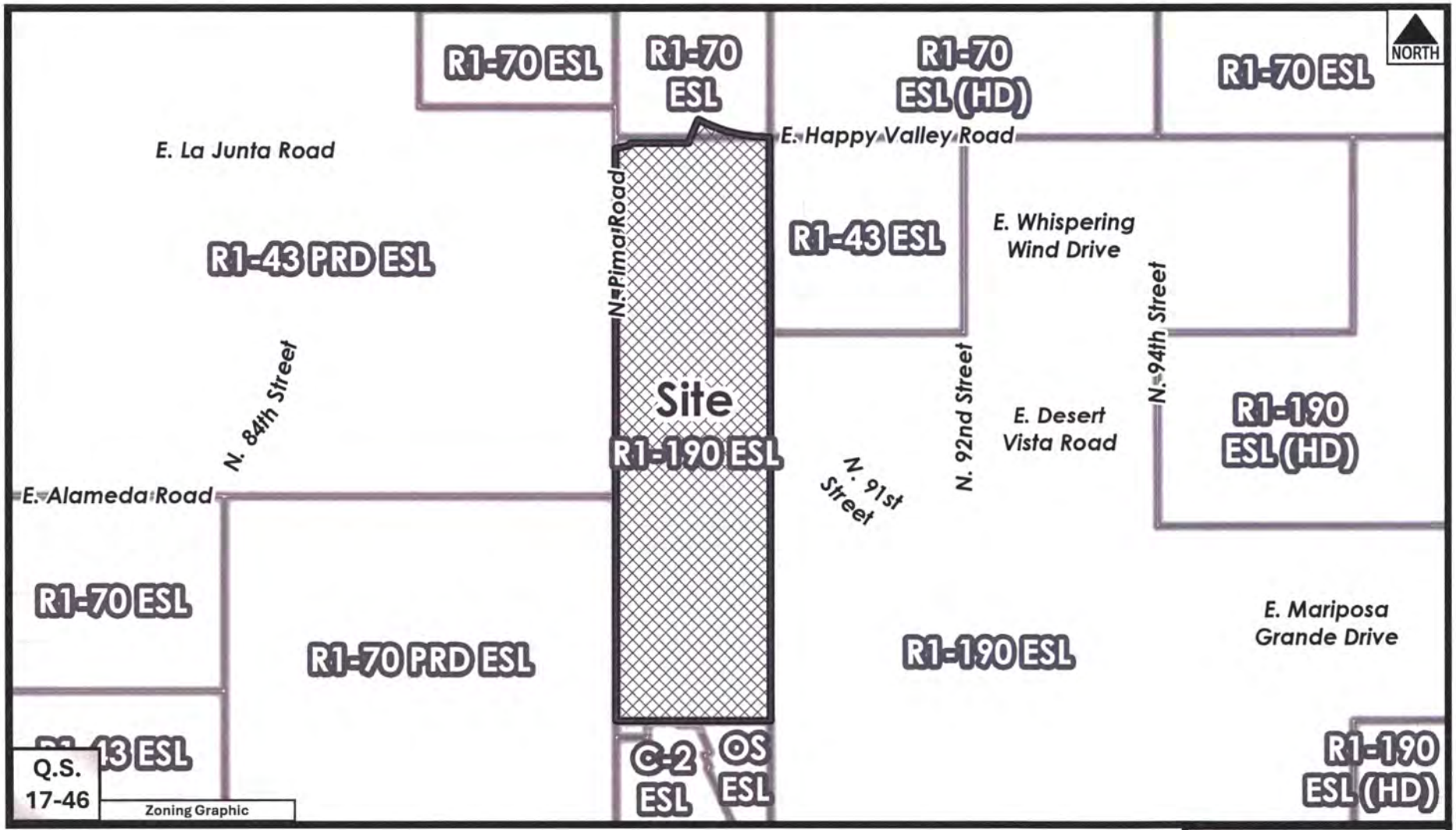
14



Existing General Plan 2035 Future Land Use Map
+/- 94.8-acres of Rural Neighborhoods

ZN-0003-2026

Attachment #3

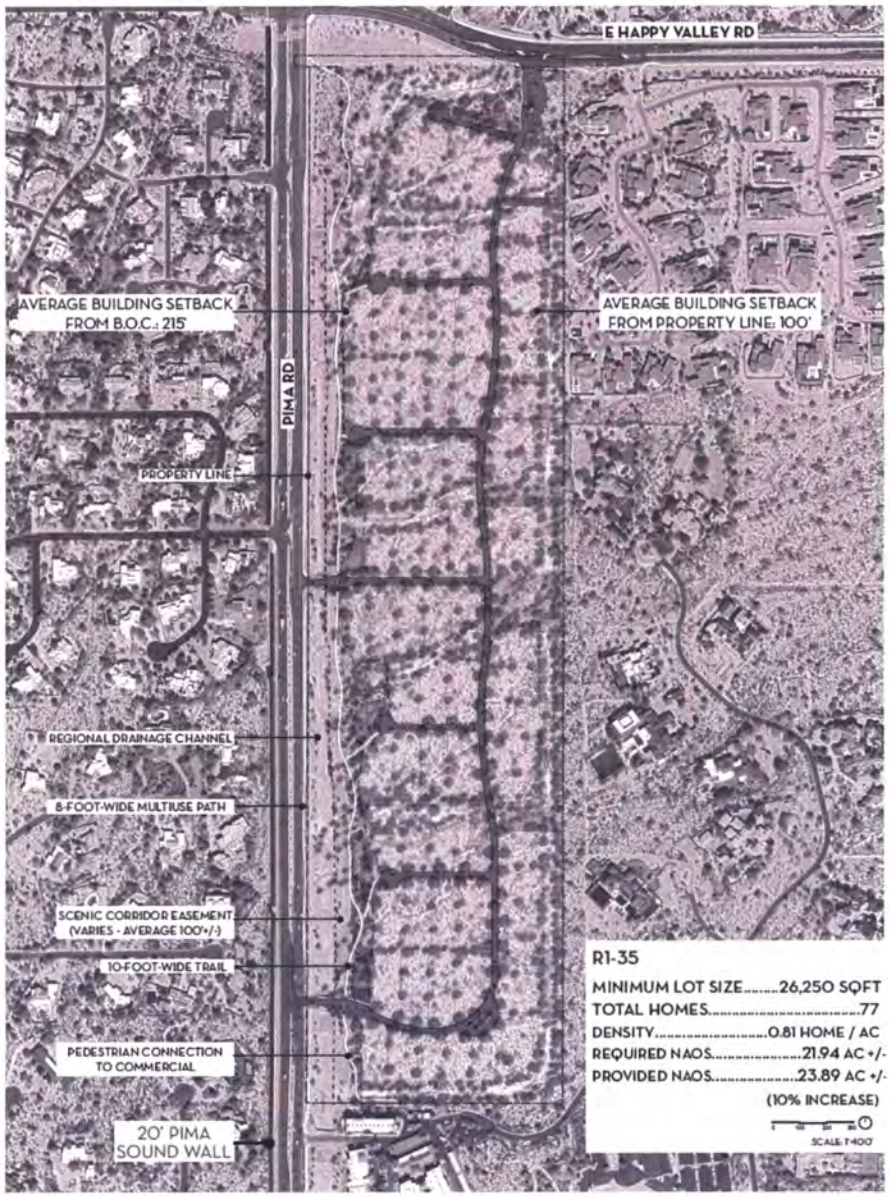


Existing Zoning

ZN-0003-2026

Attachment #4

Shea Homes
Happy Valley Road & Pima Road
Rezoning Project Narrative



Pre-Application No: ZN-0003-2026

Revised: Oct 2026

Attachment #5

REQUEST

On behalf of Shea Homes, this is a request for a rezoning from R1-190 ESL to R1-35 ESL on a 94.8+/- gross acre property located at the southeast corner of Happy Valley Road & Pima Road (the "Property"). The rezoning request is in conformance with the General Plan's "Rural Neighborhoods" land use designation with a proposal for gated 77 single-family residential luxury lot neighborhood on 94.8+/- gross acres (86.10+/- net acres) resulting in a density of 0.81 homes/acre. The Natural Area Open Space ("NAOS") provided with the development plan exceeds the requirement by an increase of approximately 2+/- acres through the preservation of approximately 23.87+/- acres. The request also includes amended development standards consistent with the Environmentally Sensitive Lands Ordinance ("ESLO") requirements with a maximum 25% reduction in lot size and yard dimensions. The City installed a regional drainage facility along Pima Road, which along with an average 100' scenic corridor, will result in a buffer of over 200' along Pima Road. Lot layout and road placement was thoughtfully designed around the regional drainage facility, scenic corridor, and wash crossings that traverse the site. Vehicular access will be provided along both Pima Road (two locations) and Happy Valley Road.

Founded in 1968, Shea Homes is a 4th generation family-owned home builder, highly invested and dedicated to creating elevated lifestyles throughout Arizona. Their numerous local awards include, but are not limited to, 2019, 2021, 2022, 2024 & 2025 Home Builder of the Year awarded by the Home Builders Association of Central Arizona. Recent Shea Signature communities in the area include Signature at Storyrock, Signature at Black Mountain, Signature at the Phoenician, and Azure at the Ritz-Carlton in Paradise Valley.

2035 GENERAL PLAN CONFORMANCE

"*Our future begins today. Building upon decades of planning and thousands of hours of community involvement, General Plan 2035 guides the physical development of Scottsdale and acts as a blueprint to enhance our community aspirations—Exceptional Experience, Outstanding Livability, Community Prosperity, and Distinctive Character—over the next 20 years.*"

The General Plan is a tool for guiding future development and contains community goals and policies on a variety of components that play a role in creating the community in which we live, work, and enjoy. These goals and policies are broken down into 24 elements. The 2035 General Plan organizes the 24 elements under the following chapters with a series of goals and policies. A summary of the development's conformance to these goals and policies is provided below.

1. **Character & Culture**
2. **Sustainability & Environment**
3. **Collaboration & Engagement**
4. **Community Well-Being**
5. **Connectivity**
6. **Revitalization**
7. **Innovation & Prosperity**

❖ CHARACTER & CULTURE

Character & Design Element

CD 1

Determine the appropriateness of all development in terms of community goals, surrounding area character, and context.

CD 1.1 New and revitalized development should respond to the regional, citywide, and neighborhood contexts in terms of:

- *Scottsdale's southwestern, Sonoran Desert characteristics, such as climate, native plants, topography, and history/culture.*
- *Scottsdale as a part of a larger metropolitan area with a unique image, character, and identity within the regional setting.*
- *Relationships and sensitivity to surrounding land forms, land uses, and transportation corridors.*
- *Compatibility with and sensitive integration into established neighborhood character, including historical preservation policies.*
- *Contributions to citywide linkages of open space, Growth Areas, and Activity Areas.*
- *Creation of new or reinvention of the existing character of an area, when necessary.*
- *Physical scale relating to human experience.*
- *Visual impacts on and accessibility to public settings, significant natural features, and neighboring properties.*
- *Impacts on and sensitivity to the natural environment.*
- *Public buildings and facilities that demonstrate the above principles.*

CD 1.2 Consider the effects of building height, overall development density, and building orientation on adjacent neighborhood character, privacy, and viewsheds

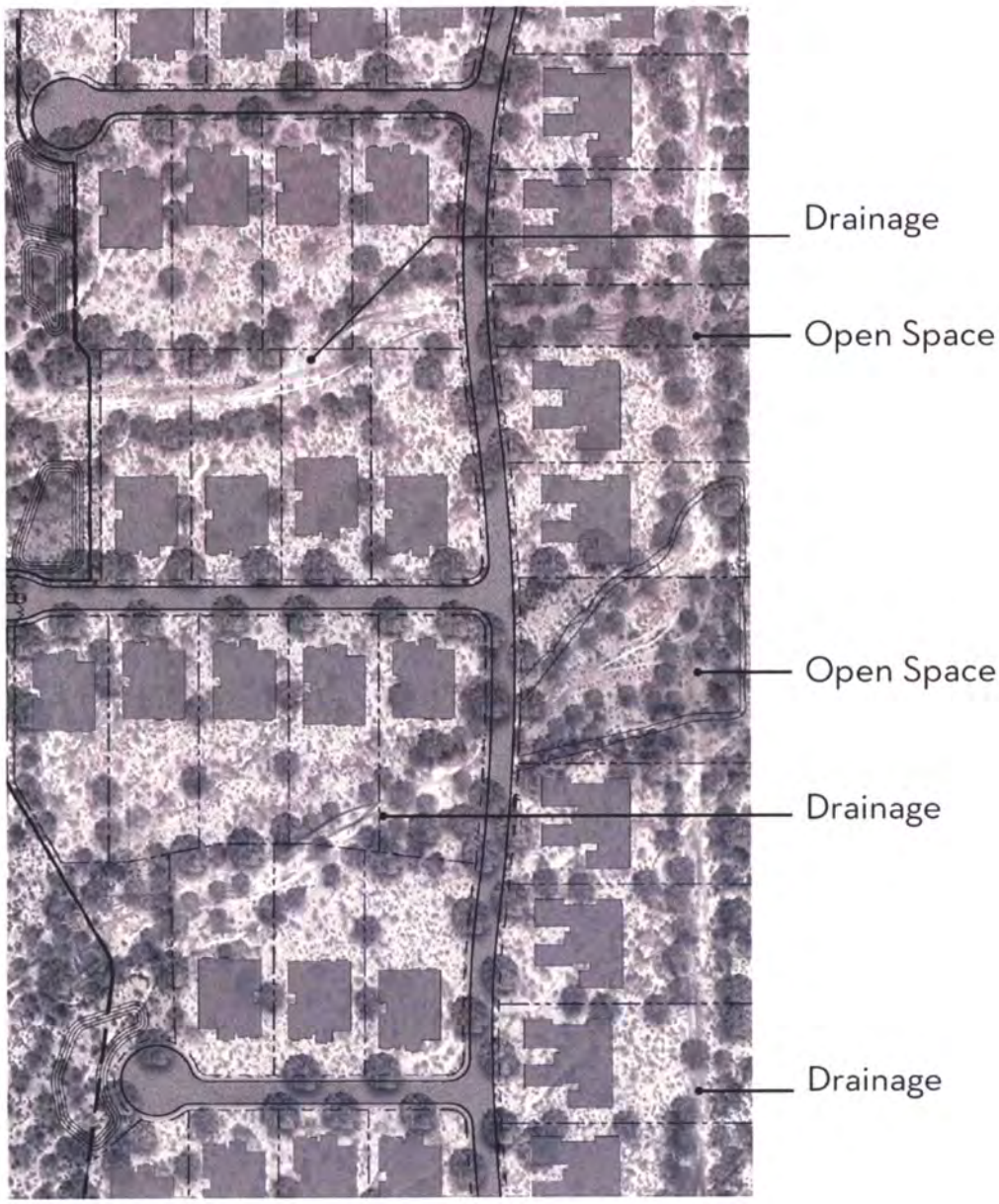
CD 1.3 Ensure that all development is a part of and contributes to established Character Types.

CD 1.4 Encourage transitions and blending of character between Character Types, including, open space areas, building height, massing, and orientation

Response: The team's site planning efforts over the last year have resulted in a design approach that is sensitive to the surrounding desert setting and is responsive to both the natural and the built environmental context. The site plan was created through recognition of the existing constraints and natural wash corridors that traverse the site. This resulted in a clustered residential neighborhood design, a reduction in density, and increase in open space. The General Plan defines clustering as "essentially any development approach that locates buildings in limited areas on a site and results in a more compact arrangement of buildings on a property. This allows the remaining land to be used for open space and creates larger blocks of connected open space

instead of smaller, individual areas." While the site plan establishes the lot layout, the more refined building envelopes depicted on the preliminary grading and drainage plan define the homesites and preservation of the natural desert predominately on the rear portion of the lots. The preservation of open space, natural wash corridors and drainageways create a connective open space network through the site which is achieved by the clustering of homesites. This is discernible on the site plan through the vegetative pattern indicated along the east and west perimeters and through the site running east-west between the lots.

Clustering Exhibit



Key design considerations include, but are not limited to the following:

- Enhance the visual appearance of, and bring certainty to, a long-standing vacant infill site along the Pima Road corridor that has been encumbered by a significant regional drainage channel running along the full extent of the Pima Road streetscape.
- Increase the amount of dedicated NAOS honoring the native desert and wildlife with a commitment to preserve 27.7% of the site as NAOS (exceeding the required NAOS by approximately 2+/- acres) resulting in larger perimeter buffers and increased contiguous open space corridors.
- Design a low-scale, single-story residential community with a focus on open space, buffers, connectivity and desert preservation thereby creating a clustered home layout consistent with the goals of the ESLO while maintaining a density that is below the 1 dwelling unit per acre allowed in the General Plan; proposing 0.81 du/ac.
- Implement a unified vision and design elements consistent with the surrounding context that respond to the Southwestern climate and focus on sustainability through site design, building orientation, material selection, desert preservation, and native landscaping.

Shea Signature Designs







CD 3

Foster quality design that enhances Scottsdale as a unique southwestern desert and tourism community through development review processes.

CD 3.1 Strengthen Scottsdale's economic and environmental attributes, distinctive character, and attractiveness through collaborative site planning and design.

CD 3.2 Use existing, and adopt new comprehensive polices, guidelines, and design standards for use in the design and development review process, to ensure public and private development responds to and enhances the diverse character and contexts within our Sonoran Desert community.

Response: The proposed unified character of the Property including, but not limited to, site layout, streetscape, architectural elements, and landscaping design will respect the unique climate, natural features, and vegetation of the Southwestern desert as identified through the site plan, grading plan, and landscape plan design.

CD 4

Enhance the design of streets and public spaces to improve Scottsdale's visual quality, experience, Sonoran Desert context, and social life.

CD 4.1 Promote contextually compatible streetscapes that correspond with the following classifications:

- **Natural Streetscapes** embody the natural state of the Sonoran Desert environment to the greatest extent possible while incorporating non-motorized paths in the public realm. Native plants and plant densities should buffer adjoining uses protect view corridors and preserve rural and desert contexts.

CD 4.6 Establish and enhance the visual and physical identity of Scottsdale's developed open space corridors.

Response: Streetscapes will be improved to encourage pedestrian comfort, safety, and accessibility with the proposed design. Within the residential community, Shea Homes will provide upgraded landscape design packages to the individual homeowner to ensure a quality landscape setting along the private streetscape. Adjacent to the existing regional drainage corridor along Pima Road, an average 100' wide average scenic corridor will be dedicated thereby providing over 200' of building setback from the edge of Pima Road. This open space corridor will provide a visual and physical buffer with pedestrian connectivity within an enhanced natural streetscape environment. The internal street system is designed to minimize impact, create

efficient movement of vehicles, emphasize landscape buffers, and maintain view corridors while prioritizing pedestrian connectivity.

CD 5

Promote the value and visual significance landscaping has on the character of the community.

CD 5.1 Employ appropriate heat island reduction techniques to reduce the effects of reflective heat and glare on buildings and paved surfaces.

CD 5.2 To the greatest extent possible, replace dead and dying landscaping with drought resistant plants to maintain or improve density pattern, shade, and area character.

Response: With approximately 27.7% of the site preserved as NAOS (2+/- acres above the requirement), the landscape character will include native desert design with a variety of Southwestern appropriate plants blending with the established desert context that will provide year-round color, shade, and texture as demonstrated with the conceptual landscape plan.

CD 6

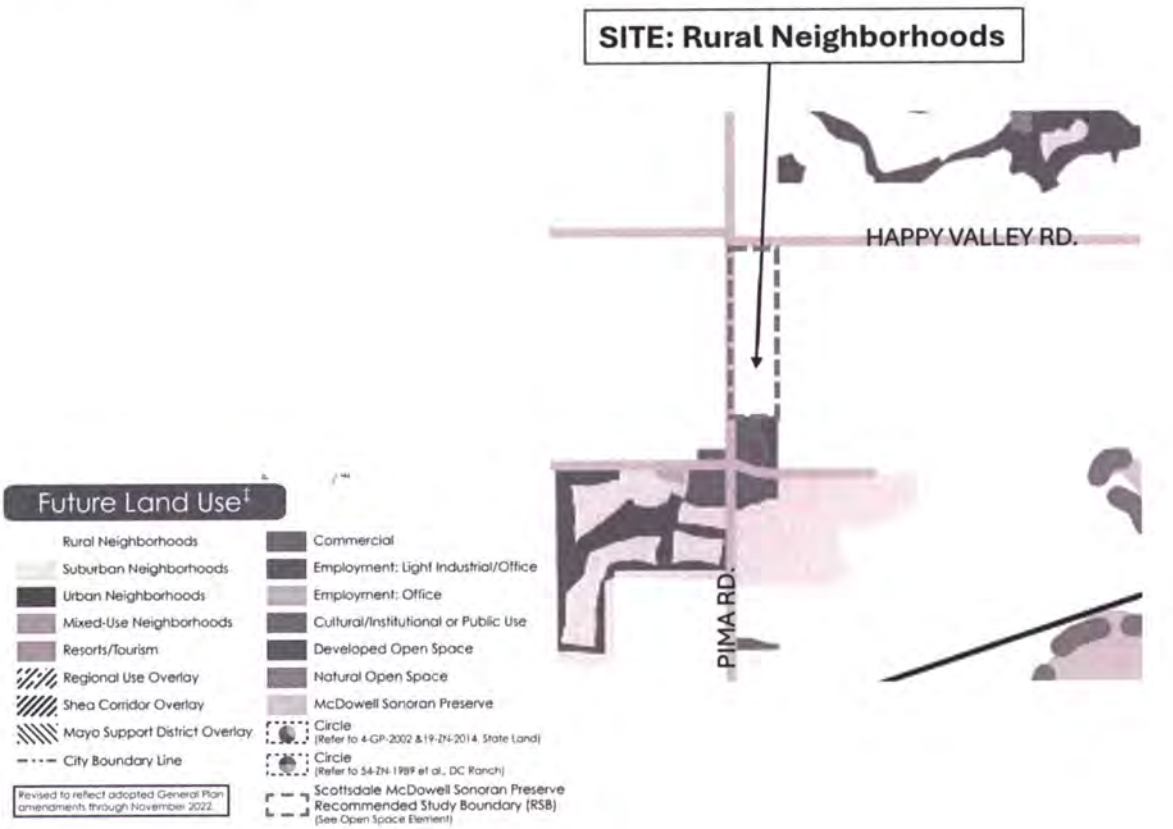
Minimize light and noise pollution.

CD 6.1 Support Scottsdale's dark sky areas and designation as an Outdoor Light Control City by reducing light pollution, glare, and trespass where possible, while still attending to public safety needs.

CD 6.2 Encourage creative, energy-efficient, and high-quality designs for outdoor lighting that reflect the character of the local context.

Response: Lighting will be designed in a manner that is respectful of the surrounding context while maintaining wayfinding and safety for residents and visitors in conformance with ESLO requirements and outdoor lighting parameters. Lighting designs will be commensurate with the quality and character of the proposed development plan with minimal exterior fixtures and low-level design with no glare or spillage, further preserving North Scottsdale's dark skies principles and honoring views of the night sky.

Land Use Element



LU 1

Enhance Scottsdale's economic viability by encouraging land uses that reinforce the city's reputation as the premier international tourist destination in the Southwest and sustain the city's role as a regional cultural center and economic hub. Land uses should be compatible with Scottsdale's character and physical appearance.

LU 1.1 Encourage land uses that preserve a high quality of life and further define Scottsdale's sense of place within the region.

LU 1.2 Celebrate Scottsdale's desert city image by preserving natural open space and natural econsystems.

LU 1.3 Promote development patterns that integrate with and reinforce the character of an area. The city will continually review development patterns to ensure consistency of development in areas with fragmented or evolving patterns.

-and-

LU 2

Sensitively transition and integrate land uses with the surrounding natural and built environments.

LU 2.1 Ensure neighborhood "edges" transition to one another through compatible land uses and development patterns.

LU 2.2 Sensitively integrate low-density development patterns and land uses bordering the Scottsdale McDowell Sonoran Preserve and other sensitive natural features.

Response: A desert sensitive design that closely examines the natural environment, topography, vegetation and surrounding conditions of the Property creates a community that clusters residential development into smaller improved footprints, reduces disturbance, offers more preserved open space, preserves wash and wildlife corridors, and increases perimeter buffers. The amended development standards and architectural concepts provide for a significant building setback along Pima Road, one-story homes, varied building forms, and architectural elements that respond to the existing desert environment.

LU 4

Develop context appropriate land use patterns that support a variety of compatible mobility choices and services.

LU 4.1 Integrate land uses and transportation systems to allow for a variety of mobility choices.

LU 4.2 Provide opportunities for pedestrian-oriented development, reduced parking demand, and context appropriate mobility choices.

Response: This Property spans approximately 0.75 miles from the La Mirada commercial center north to Happy Valley Road along the east side of Pima Road and constitutes approximately 94.8 +/- gross acres. This area of North Scottsdale is not served by public transit or public travel modes. However, the Property is uniquely situated directly adjacent to the La Mirada commercial center, Highlands Church, and the Florence Ely Nelsen Desert Park, along with The Citadel retail center across Pima Road, providing nearby resources that encourage a range of mobility choices for residents. Residential next to commercial land uses inherently provides the opportunity for residents and visitors to walk or bike to nearby restaurants and support services.

LU 5

Promote land use patterns that conserve resources, including land, clean air, water, and energy.

LU 5.1 Encourage a variety of compatible mixed-use land uses within or next to Growth and Activity Areas, along major streets, and within particular Character Areas to reduce automobile use and improve air quality.

LU 5.3 Minimize environmental hazards and protect the natural character of the desertthrough sensitive development on Environmentally Sensitive Lands.

Response: The proposed design focuses on larger open space expanses, increased perimeter buffers, connectivity and desert preservation thereby creating a clustered residential neighborhood consistent with the goals of the ESLO. The residential community balanced with nearby commercial support services promotes the conservation of resources, reduced vehicle trips, and improved air quality.

❖ **SUSTAINABILITY & ENVIRONMENT**

Open Space Element

OS 1

Provide four primary public and private open space types: the Scottsdale McDowell Sonoran Preserve, natural open spaces, developed open spaces, and continuous open spaces.

OS 1.2 Natural Open Space. Provide public and private, natural open spaces to preserve wildlife habitat, views, and sensitive historical/archeological sites, and, where appropriate, incorporate areas for passive recreation.

OS 1.3 Continuous Open Spaces. Develop a system of continuous open spaces that connect citywide and regionally. Such open spaces include washes (inclusive of Vista Corridors), streetscapes, wildlife corridors, trails, and canals.

Response: Honoring the City's desire for meaningful connective open space, the site plan allows for the preservation of continuous open space through the clustering of lots. The site plan also preserves 27.7% of the site as NAOS (2+/- above the requirement). The open space system will allow for aggregated NAOS areas, larger landscaped/natural buffers, an enhanced scenic corridor, preservation of native plants, trail connectivity, and protection of natural wash and wildlife corridors.

NAOS Details

Gross Site Area: 94.80 acres
Net Site Area: 86.10 acres

Required NAOS without Credit: 21.94 acres
Provided NAOS: 23.89 acres
9% more than required

Required NAOS with NAOS Credit for Regional Drainage Facility: 18.37 acres
Provided NAOS: 23.89
30% more than required

OS 2
Fulfill the Scottsdale McDowell Sonoran Preserve initiative to create an integrated desert open space and wildlife corridor system that connects to the regional Sonoran Desert open space system.

OS 2.2 Ensure development in proximity to the Scottsdale McDowell Sonoran Preserve respects its unique location, minimizes impacts to the natural environment, and contributes to the community's visual and physical access to open space and the mountains.

OS 2.3 Protect wildlife corridors, habitat, and trail crossings when planning future mobility routes through and adjacent to the Scottsdale McDowell Sonoran Preserve.

-and-

OS 3
Maintain the lush desert character and wildlife corridors by protecting and preserving natural open spaces.

OS 3.1 Celebrate Scottsdale's identity as a desert city by preserving existing natural open space, supporting the preservation of the natural ecosystem, and protecting sensitive environmental features.

OS 3.2 Protect environmentally sensitive lands from the impacts of development.

OS 3.3 Provide opportunities for people to experience and enjoy the Sonoran Desert and mountains, while balancing public access and preservation needs.

Response: The preservation of NAOS offers both passive and active recreational opportunities weaved through the community with the integration of a connective multi-use trail within the scenic corridor. The residential community design will enhance the natural relationship between building and landform celebrating the native desert ecosystem, wildlife corridors, natural topography, and wash features that traverses the Property creating an opportunity for residents to experience and enjoy the Sonoran Desert. As identified on the NAOS exhibit submitted with the application, NAOS is provided along the perimeter of the site and within the rear yards of the residential lots overlapping with drainageways that traverse the Property. The NAOS areas consist of both undisturbed and revegetated in conformance with ESLO requirements and are located both on-lot and in separate tracts.

In addition to the multi-use trail along Pima Road and the adjacent Florence Ely Nelson Desert Park, the site's proximity to recreational opportunities within the nearby McDowell Sonoran Preserve offers an active lifestyle for residents. The Preserve offers numerous trailheads such as the Pinnacle Peak, Pima-Dynamite, Tom's Thumb, and Brown's Ranch which are all located within close proximity to the site and provide an abundant network of Preserve trails.

OS 4

Visually and physically connect open spaces to maintain a continuous open space system.

OS 4.1 Develop a public trail and path system that links to other city and regional systems.

OS 4.2 Identify and consider the positive and negative impacts of proposed projects on viewsheds.

OS 4.3 As development and redevelopment occurs along transportation corridors, ensure the preservation of mountain viewsheds, the Sonoran Desert, natural features, and landmarks that enhance the unique image and aesthetics of major streets through open space buffering. The following Visually Significant Roadway designations should be applied:

- *Scenic Corridors*
- *Buffered Roadways*
- *Desert Scenic Roadways*

OS 4.4 Encourage the use of drainage areas, Vista Corridors, and transmission line corridors as open space opportunities.

Response: The Property has natural and physical constraints that guided the site planning efforts. Natural washes traverse the site and allow for the delineation of open space patterns and buffering between lots while maintaining view corridors through clustered development patterns. Pima Road is a "Visually Significant Roadway" and the site plan provides an average 215' wide building setback along this edge which consists of the existing regional drainage channel and the proposed

scenic corridor. Key design considerations include, but are not limited to, preserving excess NAOS (approximately 2+/- above the requirement), providing clustered residential design that is low-scale (one-story) and blends with the natural topography, implementing a unified vision for design in response to the Southwestern climate such as building orientation, material selection, desert preservation and native landscaping

OS 6

Design and manage open spaces to relate to surrounding land uses and character.

OS 6.1 Evaluate the design of open spaces with the following primary determinants: aesthetics, neighborhood and service area needs, public safety, visual and functional connectivity, social and economic impacts, maintenance requirements, water consumption, drainage considerations, multi-use, Character Area, desert preservation, and wildlife corridor protection.

OS 6.2 Protect the different priorities and management objectives for each of the Open Space Land Use categories.

OS 6.3 Aesthetically and sensitively integrate utilities and other public facilities into open spaces.

OS 6.4 Ensure development plans respect existing topography, view corridors, wildlife corridors, and open space. Where possible, enhance existing viewsheds as areas are developed and redeveloped.

OS 6.5 Provide ample shade in public open spaces as appropriate for the type of open space.

Response: The built environment will respect the existing topography and native vegetation through site design, integrated native landscaping, and low-scale, one-story architectural massing/character while preserving the existing wash corridors, viewsheds and wildlife corridors. Providing an interactive pedestrian environment is key to creating a thriving community and celebrating the native desert context and North Scottsdale lifestyle. The proposed residential community will provide a direct pedestrian connection to the existing La Mirada commercial center at the southwest corner of the site. Utilities and similar public facilities will be inconspicuous and screened appropriately.

Environmental Planning Element

EP 1

Protect and enhance Scottsdale's human and Sonoran Desert habitats.

EP 1.1 Retain Scottsdale's Sonoran Desert aesthetic values and heritage.

EP 1.3 Require developments to retain and integrate the Sonoran Desert ecosystem.

EP 1.4 Preserve local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area's ecology.

Response: The proposed residential community will preserve and/or relocate existing native plants and mature trees as well as provide new native and arid-adapted plant material that contributes to the broader surrounding Sonoran Desert context. Further, the landscape design will utilize plant species identified in Scottsdale Indigenous Plant List which provides guidance on revegetated NAOS areas. The design focuses on creating a comfortable and walkable experience for users within the existing Sonoran Desert context. Trails and open space improvements will respect local natural resources and wildlife while promoting the long-term sustainability of the area's ecology.

EP 5

Encourage environmentally sound green buildings and low-impact site plans that support sustainable desert living.

EP 5.2 Increase the use of green infrastructure, including low-impact development (LID) stormwater management techniques, such as curb openings and permeable pavement.

EP 5.3 Construct durable and sustainable buildings using green building principles.

EP 5.4 Promote passive solar site and building design strategies that recognize and respond to the Sonoran Desert climate.

EP 5.5 Expand Green Building construction standards to include all new and remodeled residential and commercial buildings.

Response: The new homes and buildings will meet and/or exceed all International Green Construction Codes ("IGCC") sustainability design standards. The use of green infrastructure, including low-impact development ("LID") stormwater management techniques will be emphasized. Experienced in Arizona homebuilding, Shea's building designs will promote passive solar through exterior shading and building articulation to minimize direct solar heat gain.

EP 7

Identify and reduce heat islands.

EP 7.1 Identify areas most impacted by the heat island effect, and prioritize mitigation for these areas to reduce heat impacts.

EP 7.2 Incorporate development strategies such as shared parking models and the use of "cool materials" (e.g., landscaping, green roofs, reflective pavement, heat reduction asphalt coatings, permeable concrete, and treated dirt areas) to help reduce the heat island effect.

EP 7.3 Develop and support programs, such as a Tree Canopy Plan, that identify and increase vegetation and shading in areas of high pedestrian activity.

EP 7.4 Promote the long-term management and maintenance of urban and open area vegetation and protect and expand the provision of private and public open spaces to reduce the heat island effect.

Response: The mixed-use character of the area inherently promotes environmental sustainability by offering housing within close proximity to commercial, recreational, and religious land uses. Integrated pedestrian connectivity encourages walkability and promotes the City's 'live, play, work' General Plan objective. The design includes clustering of home sites to provide more open space and less asphalt, drought tolerant plant material able to withstand extreme heat conditions while promoting water conservation and ESLO principles. The City's IGCC and sustainable building methods and techniques will be implemented. Color and material selection of the building finishes will provide reflectivity and reduce heat gain. Building finishes will comply with the ESLO design standards required by the Zoning Ordinance including limitations on the Light Reflectance Value ("LRV"); no paint colors shall exceed a LRV of 40%. Building overhangs and architectural elements will provide recessed fenestration and shaded elements to further reduce ground temperatures.

Conservation Element

CONSV 1

Achieve a sustainable balance between the conservation of natural resources and development of the built environment.

CONSV 1.4 Encourage landscape designs that promote water conservation, prevent erosion, reduce the heat island effect, and decrease stormwater runoff.

CONSV 1.5 Protect and restore ecosystems that maintain water quality, reduce flooding, and enhance sustainable resource development.

Response: Plant specifications and accent materials will consist of low-maintenance and drought tolerant species. Improved common areas will focus on tree selection and placement that provide shade and visual benefits. Shea's commitment to 27.7% NAOS will promote water conservation, erosion protection, reduced heat island effect, and decreased stormwater runoff. These efforts will help protect the ecosystem and reduce flooding.

CONSV 2

Protect and manage Sonoran Desert biodiversity and native ecosystems.

CONSV 2.1 Preserve, salvage, and/or restore native plants, wildlife habitat, and natural resources to maintain the biodiversity and long-term sustainability of the area's desert ecology and character.

CONSV 2.2 Encourage landscaping that limits the amount of grass and makes optimal use of native desert plants.

CONSV 2.3 Maintain natural washes as wildlife movement corridors and avoid disturbances to preserve habitat linkages.

Response: The proposed residential community will utilize natural and locally sourced plant materials appropriate for the Sonoran Desert and North Scottsdale setting. As demonstrated with the development plan, landscape design will emphasize the salvage and re-use of existing native trees and specimen cacti and limit the disturbance to the greater natural environment consistent with ESLO principles. Utilizing salvaged plant material to the extent possible will both aesthetically and environmentally blend the proposed community with the surrounding landscape and provide mature vegetation and shade for residents while contributing to the long-term sustainability of the area's Sonoran Desert ecology and character. New plant material will adhere to the Arizona Department of Water Resources ("ADWR") low water use/drought tolerant plant list, and match or complement species found in the region. Any boulders identified and/or collected on-site will preserved and/or be repurposed in accordance with ESLO and integrated into the proposed site design to the extent possible.

CONSV 4

Conserve water and encourage the reuse of wastewater.

CONSV 4.3 Continue to thoroughly review development impacts on water use and encourage development design that fosters water conservation.

CONSV 4.8 Explore new and evolving water conservation and reuse technologies and use them as appropriate.

Response: Water conservation techniques will continue to be refined as part of the design development process, post zoning approval. These methods will likely include, but will not be limited to, integration of arid-adapted plants, drip irrigation, smart controller systems, nighttime landscape watering, leak sensors, permeable paving, rainwater and HVAC condensation capture for landscaping, tankless water heaters, and utilization of low flow faucets and shower heads.

CONSV 5

Retain and prevent erosion of significant watercourses and water bodies.

CONSV 5.1 Discourage and minimize clearing and grading within sites located in areas designated as Environmentally Sensitive Lands (ESL).

CONSV 5.2 Maintain existing and promote wise placement of native plants as the primary means to control erosion and retain Sonoran Desert character.

CONSV 5.5 Manage streams, washes, and floodplains to maintain their multiple biological, physical, and social values.

Response: The clustered site design of the residential lot layout will allow for the preservation of connective open space, with a commitment to preserve 27.7% of the site as NAOS. This open space system will allow for aggregated NAOS areas, larger landscaped/natural buffers, enhanced scenic corridor, preservation of native plants and land features, trail connectivity, and protection of natural wash and wildlife corridors.

Energy Element

E 3

Promote building and site designs that maximize energy efficiency.

E 3.1 Encourage the use of natural properties and sustainable building systems (e.g., sun, shade, thick walls, insulation) to reduce the demand for and use of mechanical cooling and heating systems.

E 3.2 Encourage the use of drought tolerant landscaping to reduce summer solar heat gain.

E 3.3 Promote solar energy opportunities in building and site design.

E 3.4 Incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling of buildings.

E 3.5 Orient buildings and lots in ways that minimize summer solar heat gain, maximize roof solar access and natural ventilation, and limit roof solar access obstructions of neighboring structures.

E 3.6 Improve the energy efficiency of the building envelope, heating and cooling systems, lighting, and appliances.

Response: Residential lots and building orientation will be designed to encourage abundant shaded outdoor space and natural ventilation. As part of Shea's architectural design, building envelope walls, roofs and windows will include enhanced insulation to reduce heat gain. Drought tolerant landscape will be integrated throughout in response to the Southwestern climate while still providing abundant shade and solar relief. Energy efficient building systems, HVAC, interior/exterior lighting, and appliances will be utilized.

❖ COLLABORATION & ENGAGEMENT

Community Involvement Element

CI 1

Seek early and ongoing community involvement through broad public input in project and policy-making discussions.

CI 1.1 Maximize opportunities for early notification of proposed projects using a variety of methods.

CI 1.2 Use public involvement plans to identify and engage interested parties and provide opportunities for information exchange.

Response: Public participation and community outreach is an important part of the rezoning process. Our team began neighborhood outreach early in the process and the team maintains on-going dialogue with the community and stakeholders. Feedback from one-on-one meetings, phone calls, and the open house meeting is shared with City Staff and memorialized in the Public Participation plan submitted with this zoning application.

❖ COMMUNITY WELL-BEING

The strength of the community relies on the well-being of all of its members. A healthy, livable community provides both necessary physical and social infrastructure. Although physical features, such as walkability, good quality housing and health care systems, and access to open space and recreation facilities can encourage people to make healthier choices, community well-being relies on more than just a city's physical form. Health and human services, faith-based resources, non-profit partnerships, and social relationships are equally important and collectively help people achieve their basic needs and reach their full potential.

High-quality, safe housing is one core aspect of community well-being. Scottsdale embraces housing options for people living and working in the city; people at different life stages and income levels; and people with various social and physical needs. Scottsdale also values

housing that enhances the character, diversity, and vitality of the city, and respects the Sonoran Desert environment. Proactive maintenance and improvement of the existing housing stock, revitalization of neighborhoods, encouragement of context-appropriate infill housing, and continued commitment to community safety and sustainability will ensure Scottsdale's neighborhoods continue to thrive in the future.

Another critical aspect of community health is recreation facilities as well as programs that enhance the social, psychological, and physical well-being of citizens. A well-managed, interconnected system that provides active and passive recreational opportunities should be available to all ages, on a year-round basis. In addition, open spaces are not merely desirable, but are integral to the community's overall physical and social well-being.

2035 General Plan, Page 116

Healthy Community Element

HC 3

Build on Scottsdale's leadership role in wellness and healthful living.

HC 3.1 Provide quality recreation, community events, and neighborhood services that foster physical activity and encourage healthful living.

HC 3.4 Continue to foster and market Scottsdale as a resort, wellness, rejuvenation, and healthcare destination.

Response: In addition to the trail system along Pima Road and the adjacent Florence Ely Nelson Desert Park, the Property's proximity to recreational opportunities within the nearby McDowell Sonoran Preserve offers an active, healthful lifestyle for residents. The Preserve offers numerous trailheads such as the Pinnacle Peak, Pima-Dynamite, Tom's Thumb, and Brown's Ranch which are all located within close proximity to the site and provide an abundant network of Preserve trails.

Housing Element

H 1

Support diverse, safe, resource-efficient, and high-quality housing options.

H 1.1 Maintain Scottsdale's quality-driven development review standards for new development.

H 1.2 Promote complementary physical design, building structure, landscaping, and lot layout relationships between existing and new construction.

H 1.3 Ensure community dialogue during zoning and the development review processes to encourage context appropriate development designs.

H 1.5 Encourage a variety of housing densities in context-appropriate locations throughout Scottsdale to accommodate projected population growth.

H 1.6 Maintain, improve and create high-quality and safe housing for all citizens.

H 1.8 Encourage developments to incorporate the highest possible cost- and quality-effective level of amenities, sustainable design, durability, and architectural quality.

Response: The proposed residential community will help meet the growing need for housing in Scottsdale by providing additional residential options, further contributing to the long-term economic prosperity of the City and surrounding area. Additionally, Shea's proposed development plan for this long-standing vacant infill site will support a sustainable economic future as the City continues to evolve. The proposed lot sizes range from 26,268 s.f. to 70,171 s.f., with an average lot size of 30,985+/- s.f.

Recreation Element

R 2

Provide and enhance recreational opportunities that meet the diverse needs of Scottsdale's citizens and visitors.

R 2.5 Develop and maintain a citywide interconnected network of trails to provide valuable recreation and fitness opportunities for residents and visitors. Where possible, trails should connect to neighborhoods and serve major destinations.

Response: Given the Property's close proximity to the McDowell Sonoran Preserve, which offers over 30,000 acres of protected desert and abundant trails, there are numerous recreational and fitness opportunities for residents and visitors to enjoy.

❖ **CONNECTIVITY**

Circulation Element

C 1

Design and improve transportation corridors to safely and efficiently move people and goods.

C 1.1 Support the public transit system to assure adequate and affordable access to and within our community for citizens, employees, visitors, and businesses through the use of future technologies and micro-mobility options.

C 1.2 Coordinate transportation and land use planning to enhance an integrated, sustainable transportation system that promotes livable neighborhoods, economic vitality, safety, efficiency, mode choice, and adequate parking.

C 1.5 Incorporate strategies and technologies that efficiently move people, improve transportation system capacity and enhance mobility choices.

C 1.7 Retrofit aging neighborhood infrastructure and streets and create non-motorized neighborhood connections to enhance livability, safety, accessibility, and comfort.

Response: This Property spans approximately 0.75 miles from the La Mirada commercial center north to Happy Valley Road along the east side of Pima Road and constitutes approximately 94.8 +/- gross acres. This area of North Scottsdale is not served by public transit or public travel modes. However, uniquely situated directly adjacent to the La Mirada commercial center, Highlands Church, and the Florence Ely Nelsen Desert Park, along with The Citadel retail center across Pima Road, there are nearby resources that encourage a range of mobility choices for residents. Residential next to commercial land uses inherently provide the opportunity for residents and visitors to walk or bike to nearby restaurants and support services. Regional access is provided via Pima Road, (north/south), Happy Valley Road and Pinnacle Peak Roads (east/west) and is situated approximately 4 miles north of the Loop 101 freeway. Vehicular access to/from the Property will be provided along both Pima Road (two locations) and Happy Valley Road.

C 2

Reduce the number, length, and frequency of automobile trips to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

C 2.1 Encourage a mix of land uses that will reduce the distance and frequency of automobile trips and support mobility choices.

C 2.2 Integrate a variety of mobility choices along local and regional transportation corridors.

C 2.3 Reduce demands on transportation networks by using trip reduction strategies and travel demand management techniques, including technology and applications, telecommuting, alternative work schedules, carpooling, and transit/bicycling incentives in order to provide travelers with effective choices to improve travel reliability.

C 2.4 Work with employers to provide incentives and encouragement for trip reduction strategies.

C 2.5 Promote non-motorized travel for short neighborhood trips.

Response: As mentioned previously, the Property is well situated for local and regional access while also promoting walkability and access to the trail system along Pima Road and easy pedestrian access to the adjacent retail and church. The design implements a range of General Plan goals and policies including the integration of context appropriate and ESLO enhancing site planning, clustering of residential homes, preservation of natural open space, creating a comfortable pedestrian realm, and providing sensitive edge buffering. The area's mixed-use context will reduce trip generation with nearby services and amenities for residents to utilize and enjoy.

❖ REVITALIZATION

Neighborhood Preservation & Revitalization Element

NPR 1

Preserve and enhance the character, identity, and quality of Scottsdale's diverse neighborhoods.

NPR 1.1 Support innovative, well-designed, sustainable building construction and rehabilitation to enhance neighborhood character and identity.

NPR 1.2 New construction and exterior remodels or renovations should sensitively address neighborhood character and transition areas.

Response: The proposed residential community brings a wide range of design sensitive attributes to north Scottsdale including, but not limited to, preserving 27.7% of the site as NAOS, providing a 100' average scenic corridor along Pima Road (in addition to the existing regional drainage facility), meaningful perimeter buffering, and sensitive edge transitions while respecting the natural topography and preserving of native desert vegetation.

NPR 5

Promote neighborhood interaction to help create and maintain strong communities.

NPR 5.1 Preserve existing and create new public gathering spaces within walking distance of residential areas.

NPR 5.3 Encourage physical and social links between non-residential and residential land uses.

Response: By providing a quality perimeter buffering and low-scale single-story homes, the design minimizes focus on the automobile, promotes walkability, and encourages social interaction. The proposed residential community adds to the balance of land uses in the area, bringing certainty to a long-standing vacant site in north Scottsdale.

Cost of Development Element

COD 1

As permitted by State Law, require development to pay its fair share of the cost of public service needs it generates.

COD 1.6 Continue to use water, water resources, and sewer development fees to ensure that new growth pays for itself without adversely impacting existing customers.

-and-

COD 2

Promote development timing guided by the adequacy of existing and/or expandable infrastructure, services, and facilities.

COD 2.2 Ensure proposed development commits to construction of primary water, wastewater, and circulation systems, as necessary, before approval.

Response: Consistent with City requirements, Shea is required to submit water and sewer basis of design reports, as well as a traffic report, to ensure that adequate infrastructure and transportation systems are in place to serve the proposed residential community. This new residential neighborhood will comply with all City requirements with respect to water and sewer fees to ensure that development pays for growth. The estimated value of Shea's investment for this proposed residential community is approximately $250+ million.

CONCLUSION

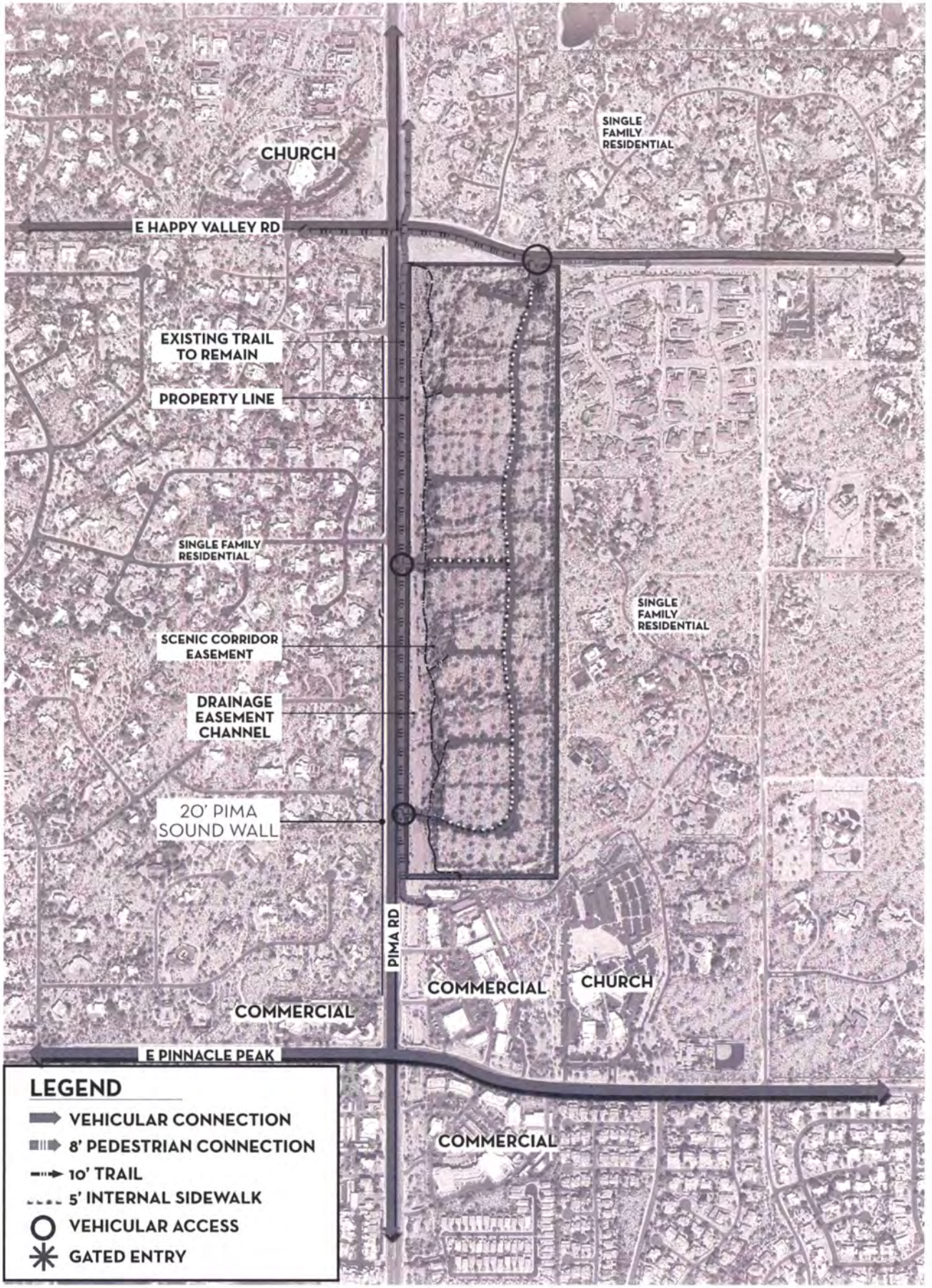
To summarize, in support of the proposed zoning request, the key design considerations are upheld through context appropriate site planning and design in the following ways:

- Enhance the visual appearance of, and bring certainty to, a long-standing vacant infill site along the Pima Road corridor that has been encumbered by a significant regional drainage channel running along the full extent of the Pima Road streetscape.
- Increase the amount of dedicated NAOS honoring the native desert and wildlife with a commitment to preserve 27.7% of the site as NAOS (exceeding the required NAOS by

approximately 2+/- acres) resulting in larger perimeter buffers and increased contiguous open space corridors.

- Design a low-scale, single-story residential community with a focus on open space, buffers, connectivity and desert preservation thereby creating a clustered home layout consistent with the goals of the ESLO while maintaining a density that is below the 1 dwelling unit per acre allowed in the General Plan; proposing 0.81 du/ac.
- Implement a unified vision and design elements consistent with the surrounding context that respond to the Southwestern climate and focus on sustainability through site design, building orientation, material selection, desert preservation, and native landscaping.

PEDESTRIAN AND VEHICULAR CIRCULATION PLAN



Attachment #6

11. RECOMMENDATIONS & CONCLUSIONS

The proposed HVR & Pima development is located on the southeast corner of Happy Valley Road and Pima Road in Scottsdale, Arizona. The proposed development consists of 77 single-family detached dwelling units and is anticipated to open in the year 2027.

Trip Generation
The proposed development is anticipated to generate 887 weekday trips with 57 trips occurring during the AM peak hour and 76 trips during the PM peak hour.

Trip Generation Comparison
Compared to the land use of 19 single-family detached dwelling units permitted by right with the existing R1-190 zoning, the build-out of the proposed HVR & Pima development is anticipated to generate 714 additional weekday trips, with 39 additional trips during the AM peak hour, and 55 additional trips during the PM peak hour.

Future Conditions - Year 2027
All existing study intersections and movements under 2027 build out conditions are projected to operate at the same LOS as the 2027 no build scenario.

The only new site intersection operating at a lower LOS is the intersection of Pima Road and Driveway C (9) with westbound left movement operating at LOS F during the AM and PM peak hours. This condition is typical for unsignalized left out turn movements during peak periods due to limited gaps in opposing traffic.

Recommendations
In summary, as included in the discussion and analyses throughout this report, the following are the recommended improvements to be made by the HVR & Pima development:

- **Happy Valley Road and Driveway A (7)**
  - Buildout of a full access driveway along Happy Valley Road, approximately 925 feet east of Pima Road (centerline to centerline).
  - Installation of a stop sign on the northbound approach
  - Buildout of a westbound left turn ingress deceleration lane with 100 feet of storage
  - Buildout of a westbound left turn egress acceleration lane a total of 150 feet of length, which includes the reverse curve, vehicle storage area, and opening

- **Pima Road and Driveway B (8)**
  - Buildout of a RIRO driveway along Pima Road, approximately 175 feet south of De La O Road (centerline to centerline).
  - Installation of a stop sign on the westbound approach
  - Buildout of a northbound right turn deceleration with 100 feet of storage

- **Pima Road and Driveway C (9)**
  - Buildout of a full access driveway along Pima Road, approximately 1,775 feet south of De La O Road (centerline to centerline).
  - Installation of a stop sign on the westbound approach
  - Buildout of a southbound left turn deceleration lane with 100 feet of storage
  - Buildout of a northbound right turn deceleration with 100 feet of storage

In conclusion, the additional traffic generated by the proposed development is expected to result in minimal traffic-related impacts on the existing roadway network and the surrounding area.

TECHNICAL SOLUTIONS

CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
Shea Homes- Pima & Happy Valley
July 15, 2026

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment from R1-190 ESL (HD) to RI-35 ESL on an approximately 94.8+/- acre site located at the southeast corner of Pima Road and Happy Valley Road. The proposed project would result in a new luxury, for-sale single-family residential community with significant setbacks along Pima Road and to the existing residential to the east. The General Plan land use designation of Rural Neighborhoods would not be changed as part of this request. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process.

Community Involvement

The outreach team has been communicating with neighboring property owners, HOAs, and community members by telephone, one-on-one meetings, virtual meetings, and door-to-door outreach since August 2025. The outreach team visited **almost 100 surrounding residences** to get their feedback on the project. A significant amount of this feedback was favorable to this proposal, and several signatures of support were collected during those visits.

In addition to the door-to-door contact, the outreach team held an informational virtual meeting on January 21, 2026 with the Board of the Pinnacle Peak HOA, which included the General Manager of Desert

Attachment #8

5111 North Scottsdale Road, Suite 260 • Scottsdale, AZ 85250 • (602) 957-3434 • FAX: (602) 955-4505 • Email: info@technicalsolutionsaz.com

Highlands. The outreach team also met on December 18, 2025 with the senior leadership of Highlands Church, which borders the site.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification adhered to the City's **1,250' radius** mailing requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information for the development team. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House meeting that was held on January 26, 2026 for those who wished to learn more about the project. The site and time of this meeting were posted with the Early Notification Sign prior to the Open House.

21 interested people attended the Open House. Questions and comments arose from attendees regarding building height, density, traffic, setbacks, open space, sewer infrastructure, and housing product. Specifically, a few attendees who live in the Solitude community immediately east of our site had questions about the effects on their community's access point on Happy Valley Road and their sewer infrastructure. These questions were all answered by the development team to the best of their ability at the time. Since then, the development team has had a number of meetings with the Solitude HOA leadership. As a result of these meetings, the development team has submitted a proposal to the City for a reconfigured Happy Valley Road entry design. In addition, the development team is working with the HOA leadership to see if they can assist in addressing the Solitude community's existing sewer infrastructure issue.

The development team will continue to be accessible by phone and email subsequent to the Open House to ensure that surrounding property owners and neighbors have ongoing opportunities to comment and ask questions. A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely manner. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

Attachments:
Notification Letter
Notification List
Affidavit of Posting
Sign-in Sheets
Comment Cards

TECHNICAL SOLUTIONS

January 14, 2026

Notice of Neighborhood Meeting

Dear Neighbor:

We are pleased to inform you of an upcoming request (845-PA-2025) by Shea Homes to create a luxury, for-sale single family home, gated residential community on the currently vacant land located at the southeast corner of Pima Road and Happy Valley Road. The project would include 77 single-family one-story residences on the 94.8+/- acre parcel with significant setbacks along Pima Road and to the existing residential to the east. The official request is for a Zoning District Map Amendment from R1-190 ESL (HD) to R1-35 ESL. The General Plan land use designation of Rural Neighborhoods would not be changed as part of this request.

You are invited to attend a "come and go" open house to discuss this proposal. The open house will be held on **Monday, January 26, 2026** from **5 p.m. to 6 p.m.** in the Worship Center Lobby of the nearby Highlands Church, located at **9050 E. Pinnacle Peak Road**.

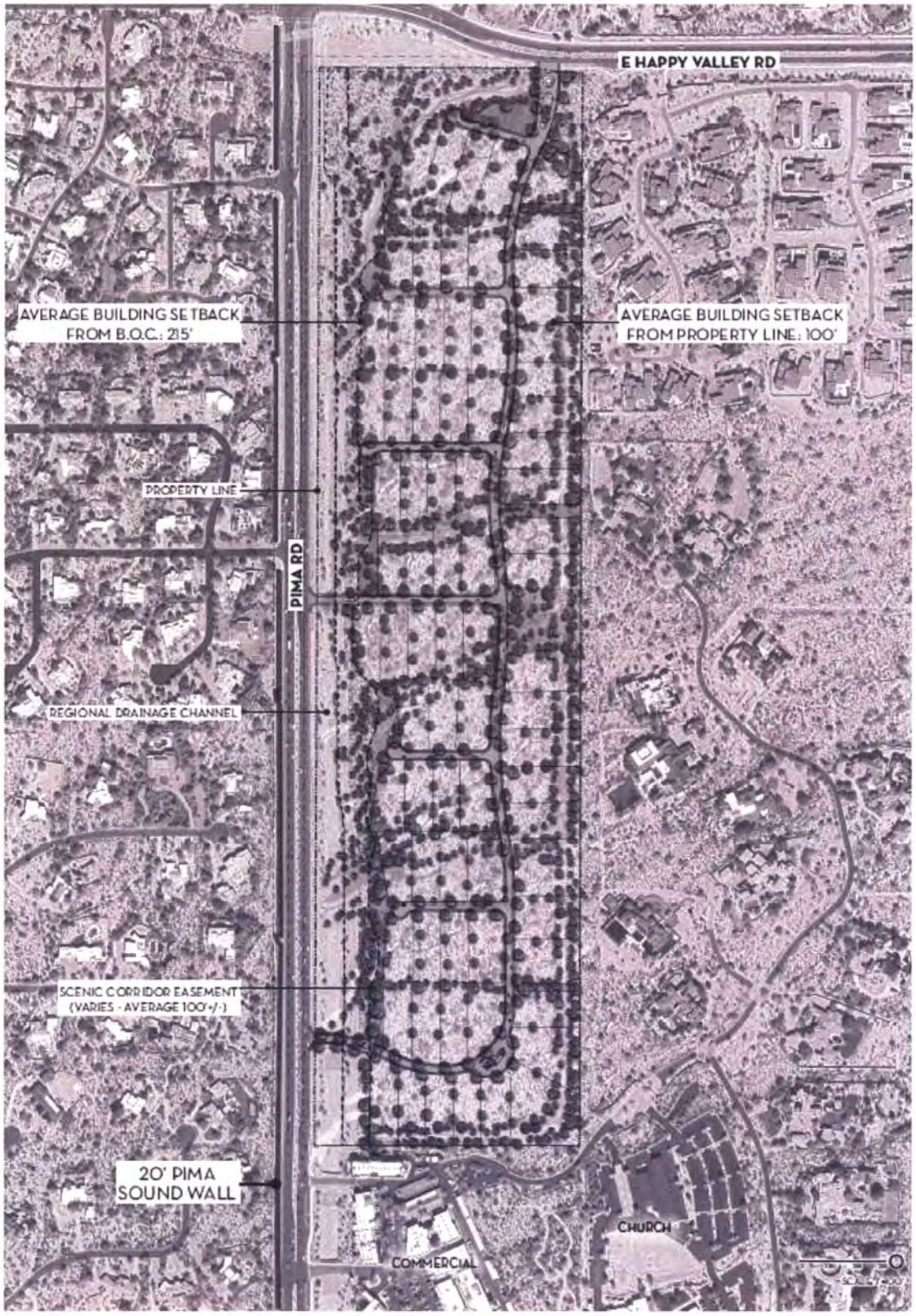
If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalsolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Jeff Barnes, who can be reached at 480-312-2376 or JBarnes@ScottsdaleAZ.gov.

Thank you.

Sincerely,

Susan Bitter Smith
President

CONCEPT PLAN



Barnes, Jeff

From: Gregory Cooper <grcooper8@gmail.com>
Sent: Friday, March 6, 2026 12:04 PM
To: Barnes, Jeff
Subject: Proposed re-zoning project

External Email: Please use caution if opening links or attachments!

Dear [Recipient Name],

I am writing to express my opposition to the proposed re-zoning of the vacant land at the southeast corner of Pima Road and Happy Valley Road. As a resident living directly behind this property, I believe the current R1-190 ESL zoning is appropriate and should be maintained.

Transitioning to R1-35 zoning to allow upwards of 75 homes is irresponsible for several reasons. Our local infrastructure cannot accommodate the estimated 150-200 additional vehicles per day. Furthermore, my property drains into this land, which contains deep natural run-out areas during heavy rain; developing this space poses significant drainage concerns. There is also no natural egress from the property to travel south on Pima Road. Additionally, the proposed zoning would allow for three-story homes, which are inconsistent with the character of the surrounding neighborhood.

Scottsdale should prioritize preserving natural spaces over developing every available acre. Please let me know when public hearings will be held or, at a minimum, how I can officially weigh in on this issue.

Best regards,

Greg Cooper
630-917-5058

Attachment #9

From: Mike Klayko
To: ProjectInput
Subject: Fwd: Zoning Request Case # ZN-0003-2026
Date: Friday, March 13, 2026 11:24:17 AM

External Email: Please use caution if opening links or attachments!

Begin forwarded message:

From: Mike Klayko <mike.klayko@gmail.com>
Subject: Zoning Request Case # ZN-0003-2026
Date: March 13, 2026 at 11:11:01 AM MST
To: "ProjectInput@scottsdaleaz.gove" <ProjectInput@scottsdaleAZ.gove>

Resubmitting per the Notice I just received

Michael Klayko

Begin forwarded message:

From: Mike Klayko <mike.klayko@gmail.com>
Subject: Zoning Request application request
Date: February 2, 2026 at 10:07:05 AM MST
To: "jbarnes@scottsdaleaz.gov" <jbarnes@scottsdaleAZ.gov>

Dear Mr. Barnes,

My wife and I recently attended a Notice of Neighborhood Meeting on January 26th, 2026, to discuss the request to rezone 94.8 acres at Pima and Happy Valley. The project request (845-PA-2025) was discussed, which has requested zoning from R1-190 ESL to R1-35. The density would increase from 15 lots to 77 lots.
There was lots of attendance at the Neighborhood meeting, but not lots of support. I am all in supporting development and growth for greater Scottsdale, but crowding these homes in doesn't fit well in the area proposed. We retired and moved here from Wyoming and spent our life savings in buying our home here. The reason we chose Prado was the large 5-acre lot, the unobstructed view, and the area directly to the west of our home being zoned R1-190ESL. We were aware that at some point in the future, some homes could be developed on this 95-acre parcel, but with a limited number of homes, we believed the construction disruption (dust and noise) would be minimal. The increase in density request would dramatically change that belief. There are plenty of undeveloped parcels in the Scottsdale area that would accommodate this high-density request, and therefore, we would like you to consider NOT approving the zoning request and keeping this area a bit more rural as it is currently zoned.

Thank you very much.

Michael Klayko
24162 N 90th Way
Scottsdale, AZ 85225
408-568-0017

Barnes, Jeff

From: Adam Warner <adamwarner@gmail.com>
Sent: Wednesday, April 1, 2026 10:33 PM
To: Barnes, Jeff
Cc: Richard Marzan; Seth Greisinger; Ericka Anglin
Subject: Solitude discussion regarding case ZN-0003-2026-Shea Homes

External Email: Please use caution if opening links or attachments!

Hi Jeff,

Thank you for taking the time to meet with Richard Marzan and me last Wednesday regarding the proposed Shea Homes development at Happy Valley Road and Pima Road.

Solitude is a 33-home community located directly east of the proposed development. Our HOA was transferred from the developer to residents approximately six months ago. Richard and I serve on the board along with Seth Greisinger.

In mid-January, we were notified of the proposed development through a letter from Technical Solutions inviting us to an open house. Richard and I attended and shared several concerns and potential solutions; however, Shea Homes did not attend the meeting. The meeting felt largely procedural, with limited discussion or documentation, and there was no follow-up on the issues raised.

As Solitude transitions from development to long-term community management, we are focused on safety, infrastructure, and quality of life. Several existing challenges are already impacting our residents and will be further intensified by the proposed Shea development.

We have no interest in delaying the project if Scottsdale determines it meets City standards and requirements. However, we respectfully request that appropriate City specialists review the following concerns:

1. Traffic

Solitude has a single entry/exit at N 90th Way, which already presents safety challenges. Over the past decade, significant growth from communities to the east—including Skye View, Serrano Canyon, StoryRock, and others—has dramatically increased traffic along Happy Valley Road. We do appreciate the Scottsdale's investments to expand Happy Valley Road to accommodate this increased demand.

Unfortunately, unlike neighboring communities that benefit from roundabouts, turn lanes, or median refuge points, Solitude residents must often attempt left turns across fast-moving traffic with limited visibility due to median landscaping. At peak times, some residents avoid turning left altogether and instead travel east to 92nd Street to safely route back toward Pima Road via Pinnacle Peak Road.

Additional traffic from the Shea development—particularly with another access point on Happy Valley Road—will further increase risk.

We request:

- Elimination of the Shea access point on Happy Valley Road
- At least one signal-controlled exit onto Pima Road
- Creation of a median refuge to allow safer left turns from Solitude

2. 92nd Street

92nd Street was previously closed but is now open, creating a cut-through route from East Happy Valley Road to Pinnacle Peak Road. In addition, vegetation clearing along this corridor has made natural washes appear—and function—like roadways.

In November of last year, I met onsite with members of the Scottsdale planning team and the developer to address the openness created off of 92nd Street into Solitude. Vehicles—including construction crews, subcontractors, and delivery drivers—continue to enter the community by bypassing the gated entrance. In one instance, a mapping platform incorrectly identified a wash as a road, which then began to be used as an access point into the community.

The HOA and some residents of 91st Street have increased their planting of vegetation to restore privacy and discourage access. These efforts have been funded privately by homeowners, through the association, and in some cases with support from the developer.

With the proposed Shea Homes development, we anticipate increased use of this route by residents seeking to avoid unsignalized turns onto Pima Road.

We request:

- Prohibition of through traffic on 92nd Street, or
- Construction of a perimeter wall east of Solitude
- Signalized access from the Shea development to reduce cut-through traffic

3. Pump Station

It is our understanding that the existing pump station in Solitude may have resulted from prior drainage decisions in which water was redirected around this undeveloped parcel rather than continuing west.

With the proposed development, we ask that the City reevaluate whether this configuration remains necessary, as there may be an opportunity to eliminate the pump station, simplify drainage, and reduce ongoing maintenance costs.

4. Separation Between Communities

To maintain privacy and security, we request a physical wall between the Solitude and Shea communities, along with appropriate landscaping.

We are also seeking to avoid a duplication of the experience we have had on the east side of Solitude, where the absence of a perimeter wall and cleared vegetation has led to unintended access and reduced privacy. Establishing a defined boundary between the communities will help prevent similar issues.

We appreciate your assistance in directing these concerns to the appropriate City experts for review. Our goal is to ensure that any approved development supports both existing and future residents in a safe and sustainable way.

Thank you for your time and consideration.

Kindest regards,
Adam Warner
President
Solitude Property Owners Association

Barnes, Jeff

From: Adam Warner <adamwarner@gmail.com>
Sent: Wednesday, September 23, 2026 4:04 PM
To: Barnes, Jeff
Cc: Richard Marzan; Seth Greisinger; Robin Desonie
Subject: Shea community - Case ZN-0003-2026

⚠ External Email: Please use caution if opening links or attachments!

Dear Jeff,

In March of this year, I sent you an email indicating some concerns that our Board and residents at Solitude had about the Shea project proposed for the property at the corner of Pima and Happy Valley. You and your team then graciously met with us to discuss those concerns.

I am pleased to tell you that subsequent to that meeting, the Shea team has worked with Solitude to develop solutions for our concerns regarding traffic on East Happy Valley Road and 92nd Street and the potential to decommission the lift station in Solitude. In an exceptional show of cooperation, Shea has agreed to pay for the significant road work changes on Happy Valley that will alleviate the safety concerns. That solution appears to have the support of the City traffic team.

In addition, Shea has agreed to provide the access needed to decommission the lift station in Solitude and to provide the necessary design aesthetics between the two communities. Our conversations have been moving in a very positive direction.

Shea has been transparent and solutions oriented and we appreciate their partnership We hope this plan which now includes the proposed traffic solution, the necessary access for the lift station decommissioning, and the respectful aesthetics between the two communities gets final approval and is put into motion.

Thanks for your support.

Adam Warner
President
Solitude Property Owners Association
630-659-5555

Barnes, Jeff

From: Howard Myers <howard.myers@cox.net>
Sent: Tuesday, August 25, 2026 5:26 PM
To: Barnes, Jeff
Subject: ZN-0003-2026

⚠ External Email: Please use caution if opening links or attachments!

Jeff

I am writing you in regard to the Shea Homes proposed plan for about 95 acres along Pima Road, case ZN-0003-2026. First, to rezone to R1-35 should require a major General Plan amendment. While the overall density may be about 1 home/acre, the lot sizes are no where near an acre. Second, this proposal is way too dense for that area and increases the number of houses by 4 to 5 times what is allowed now. What is the benefit to the city? None. They aren't allowing normal water flow and that area has a lot as it is down hill from the mountains. Historic water flows in that area will prove that and also the fact that the city built a water collection culvert next to Pima Road to collect the water flows off that property. There is NO space between lots for water flow and many of the lots are really narrow not providing any place for water flow around houses and walls. They are proposing large houses on small lots, a very bad mix in this area. Look at the previous washes to see the impact this development will have on water flow and the problems it will create up stream. This area was zoned R1-190 to allow large homes while maintaining acceptable water flows. Bottom line is that this development provides no benefits to the city but a lot of negative impacts including water flows, traffic, views, etc. The city doesn't have to grant every overzealous request it gets, if there is no clear benefit above negative impacts it creates, is should not go forward. They could get more house than R1-190 would allow but a R1-130 zoning would be more compatible to the area and allow site planning that goes with the land and maintains water flows.

Thanks for your consideration of these points when reviewing this application. Please include this note in the public record for this case.

Howard

--
Howard Myers

Home:
Addr: 6631 E. Horned Owl Trail
Scottsdale, AZ 85266-8511
Phone: 480-473-0109 (home)
480-262-3502 (Cell)
E-mail: howard.myers@cox.net

If you have any other e-mail or phone numbers for me, please use the Home information above instead.
None of the previous work e-mail or work phone numbers are valid anymore

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As the representative for the ownership of the La Mirada retail center, I am pleased to express my strong support for Shea Homes' proposal for the long-vacant parcel on the southeast corner of Pima Road and Happy Valley.

Having followed the history of this property and its unique development challenges, I recognize the importance of finding the right solution for this site. Shea Homes has presented a thoughtful and well-designed plan that is highly compatible with the surrounding neighborhood while also providing meaningful benefits to the nearby retail and commercial businesses.

I respectfully urge you to support this proposal. It represents an excellent opportunity to transform a long-underutilized property into a vibrant neighborhood that will enhance the Scottsdale community and contribute positively to the area for years to come.

Sincerely,

WHITESTONE REIT

SENIOR VICE-PRESIDENT

From: WebServices
Sent: Wednesday, October 28, 2026 3:26 PM
To: Planning Commission
Subject: Planning Commission Public Comment

Importance: High

Name: Ryan Orth
Address:
Email: rsorth@comcast.net
Phone:

Comment:
Mayor and members of the Council, thank you for the opportunity to comment about ZN-0003-2026. I'm not opposed to developing this property. My concern is whether 77 homes, with lots as small as 26,250 square feet, are appropriate for this environmentally sensitive location. There are two main issues: open space and traffic. First, the NAOS figures, used to establish the project's principle benefit, need to be reconciled. The report says 21.94 acres are required and 23.89 acres are provided—about 9 percent above the requirement. The applicant claims approximately 30 percent more by using a lower requirement after applying a drainage credit. The Council and the public deserve one clear calculation showing the requirement, all credits, and any overlap among NAOS, drainage easements, and the scenic corridor. Also, 14.41 acres—about 60 percent of the project's NAOS—would be located on private residential lots. Over time, these areas may face pressure from pools, walls, grading, landscaping, and expanded backyards. If they count as permanent open space, they need clear boundaries, homeowner disclosures, and meaningful enforcement. We should also know how much of the NAOS will remain undisturbed native desert and how much will be revegetated or used for drainage. Those areas do not necessarily provide the same environmental value. Traffic is the other major concern. The development is expected to generate 887 weekday trips—714 more daily trips than development allowed under the current zoning. This matters because the City recently made a major investment in widening Pima Road and building the regional drainage facility. The proposal says access points were planned during those improvements. But what level of development did the City assume—19 homes, the proposed 77, the 98 potentially allowed under R1-35, or something else? The added lane may keep through-traffic moving, but it does not necessarily make entering Pima Road easier. The applicant's own study projects Level of Service F for residents turning left from the southern driveway during both morning and evening peak hours. That could cause long delays, risky gap-taking, U-turns, or traffic shifting to Happy Valley Road and nearby routes. It is encouraging that Shea and the Solitude community have discussed improvements to Happy Valley Road. But the final design, funding, schedule, and construction requirements need to be binding conditions of

approval. Taken together, these concerns suggest that this plan is trying to place too many homes on the property. A reasonable compromise would require lots of at least one acre—43,560 square feet. Larger lots would mean fewer trips, more room to preserve washes and native desert, better separation from protected NAOS, and a development pattern more consistent with the area's rural character. I respectfully ask the Council not to approve the R1-35 proposal as presented. Please direct the applicant to return with one-acre-or-larger lots, enforceable open-space protections, and traffic improvements based on the actual design assumptions of the completed Pima Road project. That would allow development, but in a way that better fits the land, the roads, and the surrounding community. Thank you.

From: WebServices
Sent: Wednesday, October 28, 2026 3:32 PM
To: Planning Commission
Subject: Planning Commission Public Comment

Importance: High

Name: Beth Orth
Address: 8664 E Chama Rd
Email: baorth@yahoo.com
Phone: (408) 203-8213

Comment:
In regards to the build at Pima Rd and Happy Valley in Scottsdale, ZN-0003-2026, I'm not opposed to developing this property. My concern is whether 77 homes, with lots as small as 26,250 square feet, are appropriate for this environmentally sensitive location. There are two main issues: open space and traffic. First, the NAOS figures, used to establish the project's principle benefit, need to be reconciled. The report says 21.94 acres are required and 23.89 acres are provided—about 9 percent above the requirement. The applicant claims approximately 30 percent more by using a lower requirement after applying a drainage credit. The Council and the public deserve one clear calculation showing the requirement, all credits, and any overlap among NAOS, drainage easements, and the scenic corridor. Also, 14.41 acres—about 60 percent of the project's NAOS—would be located on private residential lots. Over time, these areas may face pressure from pools, walls, grading, landscaping, and expanded backyards. If they count as permanent open space, they need clear boundaries, homeowner disclosures, and meaningful enforcement. We should also know how much of the NAOS will remain undisturbed native desert and how much will be revegetated or used for drainage. Those areas do not necessarily provide the same environmental value. Traffic is the other major concern. The development is expected to generate 887 weekday trips—714 more daily trips than development allowed under the current zoning. This matters because the City recently made a major investment in widening Pima Road and building the regional drainage facility. The proposal says access points were planned during those improvements. But what level of development did the City assume—19 homes, the proposed 77, the 98 potentially allowed under R1-35, or something else? The added lane may keep through-traffic moving, but it does not necessarily make entering Pima Road easier. The applicant's own study projects Level of Service F for residents turning left from the southern driveway during both morning and evening peak hours. That could cause long delays, risky gap-taking, U-turns, or traffic shifting to Happy Valley Road and nearby routes. It is encouraging that Shea and the Solitude community have discussed improvements to Happy Valley Road. But the final design, funding, schedule, and construction requirements need to be binding conditions of approval. Taken together, these

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From: WebServices
Sent: Wednesday, October 28, 2026 3:28 PM
To: Planning Commission
Subject: Planning Commission Public Comment

Importance: High

Name: Ryan Orth
Address: 8664 E Chama Rd
Email: rsorth@comcast.net
Phone: (650) 279-0913

Comment:
Thank you for considering these comments about ZN-0003-2026. I'm not opposed to developing this property. My concern is whether 77 homes, with lots as small as 26,250 square feet, are appropriate for this environmentally sensitive location. There are two main issues: open space and traffic. First, the NAOS figures, used to establish the project's principle benefit, need to be reconciled. The report says 21.94 acres are required and 23.89 acres are provided—about 9 percent above the requirement. The applicant claims approximately 30 percent more by using a lower requirement after applying a drainage credit. The Council and the public deserve one clear calculation showing the requirement, all credits, and any overlap among NAOS, drainage easements, and the scenic corridor. Also, 14.41 acres—about 60 percent of the project's NAOS—would be located on private residential lots. Over time, these areas may face pressure from pools, walls, grading, landscaping, and expanded backyards. If they count as permanent open space, they need clear boundaries, homeowner disclosures, and meaningful enforcement. We should also know how much of the NAOS will remain undisturbed native desert and how much will be revegetated or used for drainage. Those areas do not necessarily provide the same environmental value. Traffic is the other major concern. The development is expected to generate 887 weekday trips—714 more daily trips than development allowed under the current zoning. This matters because the City recently made a major investment in widening Pima Road and building the regional drainage facility. The proposal says access points were planned during those improvements. But what level of development did the City assume—19 homes, the proposed 77, the 98 potentially allowed under R1-35, or something else? The added lane may keep through-traffic moving, but it does not necessarily make entering Pima Road easier. The applicant's own study projects Level of Service F for residents turning left from the southern driveway during both morning and evening peak hours. That could cause long delays, risky gap-taking, U-turns, or traffic shifting to Happy Valley Road and nearby routes. It is encouraging that Shea and the Solitude community have discussed improvements to Happy Valley Road. But the final design, funding, schedule, and construction requirements need to be binding conditions of approval. Taken together, these concerns suggest that this plan is trying

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From: WebServices
Sent: Wednesday, October 28, 2026 3:45 PM
To: Planning Commission
Subject: Planning Commission Public Comment

Importance: High

Name: Dan Fitas
Address: 8655 E Chama Rd
Email: danstincupp@gmail.com
Phone: (602) 999-7271

Comment:
Scottsdale City Planning Commission Members. 10.28.26 Please consider the following when reviewing the proposed re-zoning of this parcel as requested by Shea Homes. This site map looks much the same as the map presented to the neighboring communities and viewed at Highlands Church earlier this year. At that time many of my neighbors voiced our objections to the proposed development, as presented. These are some issues we've discussed and considered. • The request to rezone is to R1-35 ESL (.08 density), (26k sf lots plus 23 acres of NAOS . The lots are side by side and there appears to be very little NAOS designated between the property lines. It appears all the NAOS is on the periphery of the project – so these homes are side by side with a requirement of only 24 ft. between homes based on proposed setbacks. • The current zoning is R1-190 (4.35 acre lots). • Options to consider that would more closely resemble existing developments would R1-230 (2.98 acre lots). R1-43 (1 acre lots). The Bronco development north of Pinnacle Presbyterian Church is zoned R1-43 ESL. (Environmental Sensitive Land). I think this ties into NAOS. Required open space. The Wildhorse development on Pima rd. is zoned R1-35 ESL. That surprised me, although it sits on a much larger parcel and seems more consistent with the surrounding neighborhoods. And the lots in Wildhorse are situated in a more aesthetically pleasing arrangement. My guess is it also has more NAOS designated in the parcel. None of the neighborhoods along Happy Valley Road—north, south, or adjacent to it—or west of Pima Road resemble the proposed project's side-by-side, cookie-cutter lots. Comparable lot configurations do not appear until west of Miller Road, and even many of those neighborhoods more closely resemble Alta Sonora and nearby developments. The proposed project does not conform to the surrounding area developments. Traffic and Access Considerations Several additional factors warrant consideration. When Pima Road was redeveloped, did the City of Scottsdale design access to this parcel based on its current zoning of 4.35-acre lots? If so, the proposed project would likely accommodate less than 20 home sites. Access for this number of homes would be more reasonable, however there is still no availability for exiting south from the proposed development. Access Roads and Traffic Concerns Northbound traffic: The access roads over the culvert on the east side of Pima Road

lack deceleration lanes. Vehicles turning into the development would significantly delay northbound traffic. Southbound access: If the project includes 77 new homes, how would vehicles exiting the development travel southbound? Neither existing culvert crossing aligns with roads on the west side of Pima Road; both crossings are south of De La O and Chama Roads. Southbound Access and a Potential Traffic Signal Will the City of Scottsdale require or recommend a new traffic signal to allow vehicles leaving the proposed development to turn southbound onto Pima Road? If so, the existing culvert crossing would need to be relocated opposite De La O Road. An additional traffic signal on Pima Road between Pinnacle Peak and Happy Valley Roads would cause an unacceptable level of congestion. Misrepresentations Comparisons with Other Shea Homes Developments The proposal compares the Pima Road project with two Shea Homes developments in North Scottsdale, but neither appears directly comparable: • Signature at Black Mountain: This development has approximately 15 home sites along a narrow corridor. Its lot sizes do not appear comparable to those proposed for Pima Road. • Storyrock: This development spans 450 acres—about 4.5 times the size of the proposed Pima Road site—and does not appear to include lots as small as the proposed 26,250-square-foot lots. At approximately 0.6 acre, the proposed lots would also be smaller than any in Alta Sonora. Side-Yard Setbacks The proposal calls for 12-foot side-yard setbacks, which could place neighboring homes only 24 feet apart. These setbacks appear smaller than those required under R1-35 zoning, suggesting that Shea Homes is requesting a reduction below the R1-35 standard. These comments reiterate concerns raised at the community input meeting Shea Homes held earlier this year. The developer appears not to have addressed them. Please consider these preliminary objections; additional objections will follow. Thank You, Dan Fitas 602-999-7271

From: WebServices
Sent: Wednesday, October 28, 2026 3:46 PM
To: Planning Commission
Subject: Planning Commission Public Comment

Importance: High

Name: Mitch Roth
Address: 8644 E Chama Rd.
Email: mitchmuse2@gmail.com
Phone: (480) 629-8071

Comment:
As the President of the Alta Sonora community, which sits directly across the street from the proposed high-density Shea home development, we oppose providing Shea Homes a zoning change that would allow them to build 77 homes on small lots. This area does not have anything of this high density and it would set in motion a bad prescedent if this is approved. There is ENOUGH expensive housing already in this area. Thank you. Mitch Roth

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am a current resident in Desert Highlands and have had a long career in the development business. I strongly support Shea Homes' proposal for the long vacant parcel on the southeast corner of Pima Road and Happy Valley.

I am aware of this site's unique history and its development challenges. Understanding these factors, I am very impressed with Shea's plan to provide housing that is compatible with the surrounding neighborhood and respectful of the site's neighbors.

I urge you to support this proposal which provides a great solution to this unique site in Scottsdale. This new neighborhood will be a welcome addition to our community.

Sincerely,



Buddy Satterfield

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed luxury residential project located on the southeast corner of Pima Road and Happy Valley Road by Shea Homes. I live in the area and believe the creation of this upscale community with large setbacks from Pima Road is appropriate for the area and will have a positive impact on the neighborhood. This is exactly the kind of residential project that we should be supporting in this area of Scottsdale.

Please vote yes for this wonderful request.

Sincerely,

Remo Antoniolli
8626 E Santa Catalina Dr
Scottsdale AZ 85255

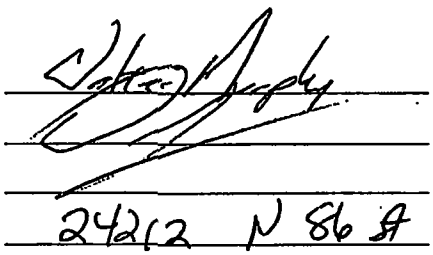
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

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Please vote yes for this wonderful request.

Sincerely,



24212 N 86 St

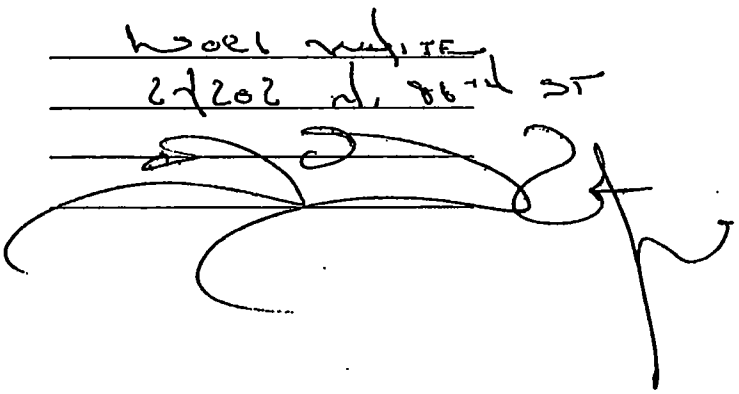
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Please vote yes for this wonderful request.

Sincerely,



Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
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Please vote yes for this wonderful request.

Sincerely,

Timothy M. Crevistan
24737 N 81st St.
Scottsdale, AZ 85255

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

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I am writing today to show my support for the proposed luxury residential project located on the southeast corner of Pima Road and Happy Valley Road by Shea Homes. I live in the area and believe the creation of this upscale community with large setbacks from Pima Road is appropriate for the area and will have a positive impact on the neighborhood. This is exactly the kind of residential project that we should be supporting in this area of Scottsdale.

Please vote yes for this wonderful request.

Sincerely,

Heather Mohrman
8793 E Chama Rd
Scottsdale, AZ 85255

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed luxury residential project located on the southeast corner of Pima Road and Happy Valley Road by Shea Homes. I live in the area and believe the creation of this upscale community with large setbacks from Pima Road is appropriate for the area and will have a positive impact on the neighborhood. This is exactly the kind of residential project that we should be supporting in this area of Scottsdale.

Please vote yes for this wonderful request.

Sincerely,

Matt D. Clark

24909 N. 87th Way
Scottsdale AZ 85255

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed luxury residential project located on the southeast corner of Pima Road and Happy Valley Road by Shea Homes. I live in the area and believe the creation of this upscale community with large setbacks from Pima Road is appropriate for the area and will have a positive impact on the neighborhood. This is exactly the kind of residential project that we should be supporting in this area of Scottsdale.

Please vote yes for this wonderful request.

Sincerely,

Ray Sinich

2427 north 87th Ave,
Scottsdale, AZ, 85255

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

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Please vote yes for this wonderful request.

Sincerely,

Tiffany Backie
Tiffany Backie
24201 N. 87th St.
Scottsdale AZ 85255

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

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Please vote yes for this wonderful request.

Sincerely,

Robert Olson
24210 N 67th St
Scottsdale AZ 85255

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

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Please vote yes for this wonderful request.

Sincerely,

ISAAC ARIZ
8618 N 86 St

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

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Please vote yes for this wonderful request.

Sincerely,

JAY THOMAS
8010 E DELA O RD.
SCOTTSDALE AZ 85255

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

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Please vote yes for this wonderful request.

Sincerely,

BRYAN Clough
8602 E. Del Rio
Scottsdale, AZ 85255

REQUEST TO SPEAK

1

*Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.*
Public testimony is limited to three (3) minutes per speaker.
Additional time MAY be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (*print*) RYAN ORTH MEETING DATE 10/28/26

NAME OF GROUP/ORGANIZATION (*if applicable*) ALTA SONORA / SELF

ADDRESS 8664 E CHAMA RD, SCOTTSDALE ZIP 85255

HOME PHONE 650 279 0913 WORK PHONE

E-MAIL ADDRESS (*optional*)

☒ I WISH TO SPEAK ON AGENDA ITEM # 3 ☐ I WISH TO DONATE MY TIME TO

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING

**Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.*

This card constitutes a public record under Arizona law.

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NAME (*print*) RYAN OTT MEETING DATE 10/28/26

NAME OF GROUP/ORGANIZATION (*if applicable*) ALTA SONORA / SELF

ADDRESS 8664 E CHAMA RD, SCOTTSDALE ZIP 85255

HOME PHONE 650 279 0913 WORK PHONE

E-MAIL ADDRESS (*optional*)

☒ I WISH TO SPEAK ON AGENDA ITEM # 3 ☐ I WISH TO DONATE MY TIME TO

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING

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REQUEST TO SPEAK

2

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NAME (*print*) ADAM WARNER MEETING DATE 10-28-2026

NAME OF GROUP/ORGANIZATION (*if applicable*) SOLITUDE P.O.A

ADDRESS 24899 N. 91ST ST. ZIP 85255

HOME PHONE 630-659-5555 WORK PHONE

E-MAIL ADDRESS (*optional*)

☒ I WISH TO SPEAK ON AGENDA ITEM # 3 ☐ I WISH TO DONATE MY TIME TO

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING

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REQUEST TO SPEAK

3

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NAME (*print*) Chase Welissenborn MEETING DATE 10/28/26

NAME OF GROUP/ORGANIZATION (*if applicable*) _____

ADDRESS 6834 E Windsor Ave ZIP 85257

HOME PHONE _____ WORK PHONE 505-362-8299

E-MAIL ADDRESS (*optional*) cwelissenborn@gmail.com

☑ I WISH TO SPEAK ON AGENDA ITEM # 3 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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REQUEST TO SPEAK

4

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NAME (*print*) Sutton Lebrynski MEETING DATE 10/28/26

NAME OF GROUP/ORGANIZATION (*if applicable*) _____

ADDRESS 8002 E Camino Real ZIP 85255

HOME PHONE _____ WORK PHONE _____

E-MAIL ADDRESS (*optional*) _____

☑ I WISH TO SPEAK ON AGENDA ITEM # 3 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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REQUEST TO SPEAK

5

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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (*print*) Conner Allen MEETING DATE 10/20/26

NAME OF GROUP/ORGANIZATION (*if applicable*) _____

ADDRESS 7701 E Lupe Ln ZIP 85250

HOME PHONE 505-400-3778 WORK PHONE _____

E-MAIL ADDRESS *(optional)* _____

☑ I WISH TO SPEAK ON AGENDA ITEM # 3 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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REQUEST TO SPEAK

6

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NAME (*print*) Joaqun Garcia MEETING DATE 10/28

NAME OF GROUP/ORGANIZATION (*if applicable*) _____

ADDRESS 2630 N 83rd Pl ZIP 85257

HOME PHONE _____ WORK PHONE _____

E-MAIL ADDRESS (*optional*) joaqun3600@gmail.com

☑ I WISH TO SPEAK ON AGENDA ITEM # 3 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

**Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.*

This card constitutes a public record under Arizona law.

From: Seth G <sgreisinger@gmail.com>
Sent: Friday, November 6, 2026 5:40 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Shea Homes Proposal (case number ZN-0003-2026)

⚠ **External Email: Please use caution if opening links or attachments!**

Hi,

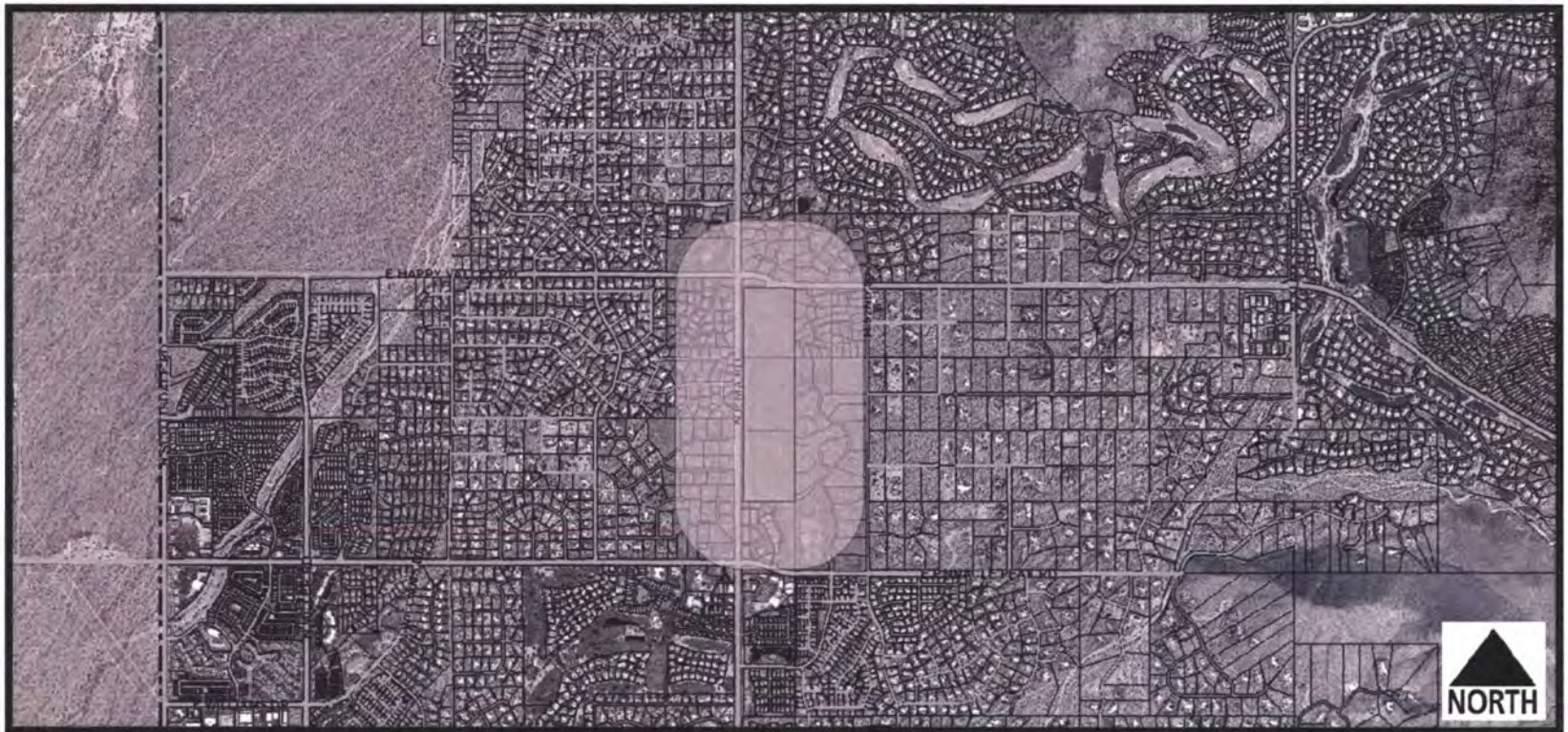
As a resident of the Solitude neighborhood, I would like to express my support for the Shea Homes proposal (Case No. ZN-0003-2026). The proposal incorporates significant traffic improvements that will benefit the surrounding neighborhoods. Additionally, Shea Homes has demonstrated a willingness to work collaboratively with our community, making several meaningful revisions to the project's architectural design and aesthetics in response to neighborhood feedback and concerns.

Seth Greisinger

Solitude POA (Treasurer)

City Notifications – Mailing List Selection Map

Shea Homes - SEC of Pima Road & Happy Valley Road



Labels Pulled
October 7, 2026

Additional Notifications:

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

Map Legend:

Site Boundary

Properties within 1250-feet

Postcards: **247**

ZN-0003-2026

Attachment #10

SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA

WEDNESDAY, OCTOBER 28, 2026

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Joe Young, Chair
William Scarbrough, Vice Chair
George Ertel, Commissioner
Michal Ann Joyner, Commissioner
Doug Drake, Commissioner
Barney Gonzales, Commissioner
David Reid, Commissioner

ABSENT: None

STAFF: Tim Curtis
Joe Padilla
Becca Cox
Jeff Barnes
Chris Zimmer
Jack Kelly
Jason McWilliams

CALL TO ORDER

Chair Young called the regular session of the Scottsdale Planning Commission to order at 5:01 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of the September 23, 2026 Regular Meeting Minutes.
   Commissioner Joyner made a motion to approve the September 23, 2026 Regular Meeting Minutes. Second by Commissioner Drake, the motion passed unanimously by a vote of six (6) to zero (0).

CONSENT AGENDA

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

2. 11-ZN-1986#2 (Mack Industrial Rezone)
   Request by owner for a zoning district map amendment to amend development standards regarding the required landscape setback adjacent to streets, on a +/-95-acre portion of a +/-124-acre site located at 17771 and 17855 N. Pima Road (APN NO. 215-07-470, 215-07-471,215-07-472, and 215-07-022P), with Industrial Park, Environmentally Sensitive Lands (Hillside) Planned Community District (I-1 ESL (HD) PCD) to Industrial Park, Environmentally Sensitive Lands (Hillside) Planned Community District (I-1 ESL (HD) PCD) zoning. Staff contact person is Chris Zimmer, 480-312-2347. **Applicant contact person is George Pasquel III, 602-230-0600**.

   Item No. 2; Moved to Regular Agenda. Commissioner Joyner made a motion for recommendation of approval to City Council for case 11-ZN-1986#2 after finding that the PCD criteria have been met and that the proposed Zoning District Map Amendment and Development Plan are consistent and conform with the adopted General Plan, per the attached stipulations. Second by Commissioner McCurdy, the motion passed unanimously by a vote of six (6) to zero (0).

REGULAR AGENDA

3. ZN-0003-2026 (Happy Valley)
   Request by owners for a Zoning District Map Amendment from Single-family Residential Environmentally Sensitive Lands (R1-190 ESL) zoning to Single-family Residential Environmentally Sensitive Lands (R1-35 ESL) zoning, with Amended Development Standards for a 77-lot subdivision on a +/- 94.8-gross-acre site located at the southeast corner of E. Happy Valley Road and N. Pima Road. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is John Berry, 480-385-2753**.

   Item No. 3; Commissioner Joyner made a motion for recommendation of approval to City Council for case ZN-0003-2026 after finding that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, per the attached stipulations and an additional stipulation to include the ingress and egress improvements provided in the presentation by the applicant. Second by Commissioner Gonzales, the motion passed unanimously by a vote of seven (7) to zero (0).

4. Planning Commission Election of Officers

   Item No. 4; Commissioner Reid made a motion for Commissioner Joyner as Chair. The motion passed unanimously by a vote of seven (7) to zero (0).

   Commissioner Craig made a motion for Commissioner Brand as Vice Chair. The motion passed unanimously by a vote of seven (7) to zero (0).

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:27 p.m.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

Shea Homes - SEC of Pima Road & Happy Valley Road

ZN-0003-2026

City Council | November 24, 2026

Coordinator: **Jeff Barnes**

CITY OF SCOTTSDALE



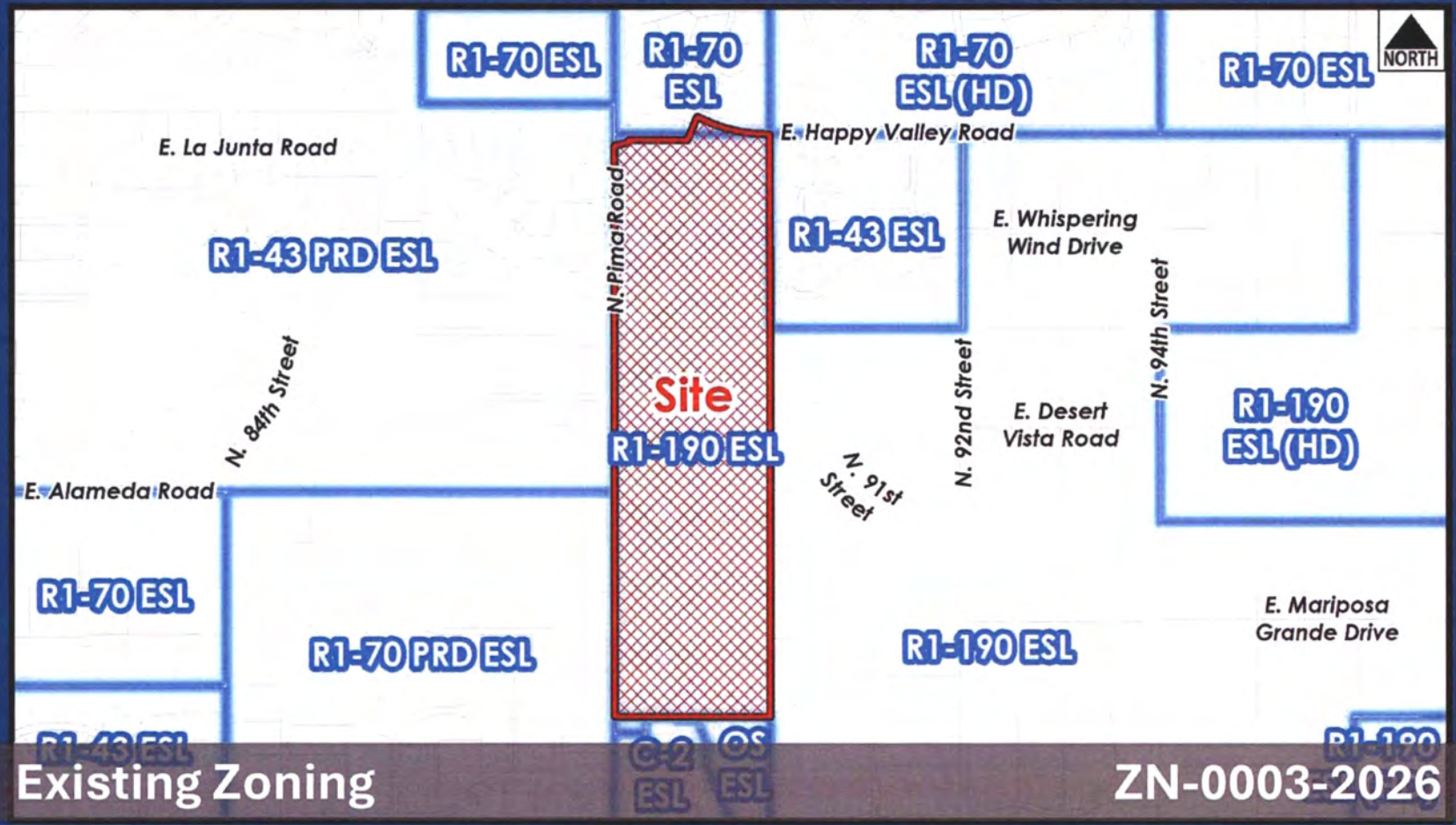
Context Aerial

ZN-0003-2026



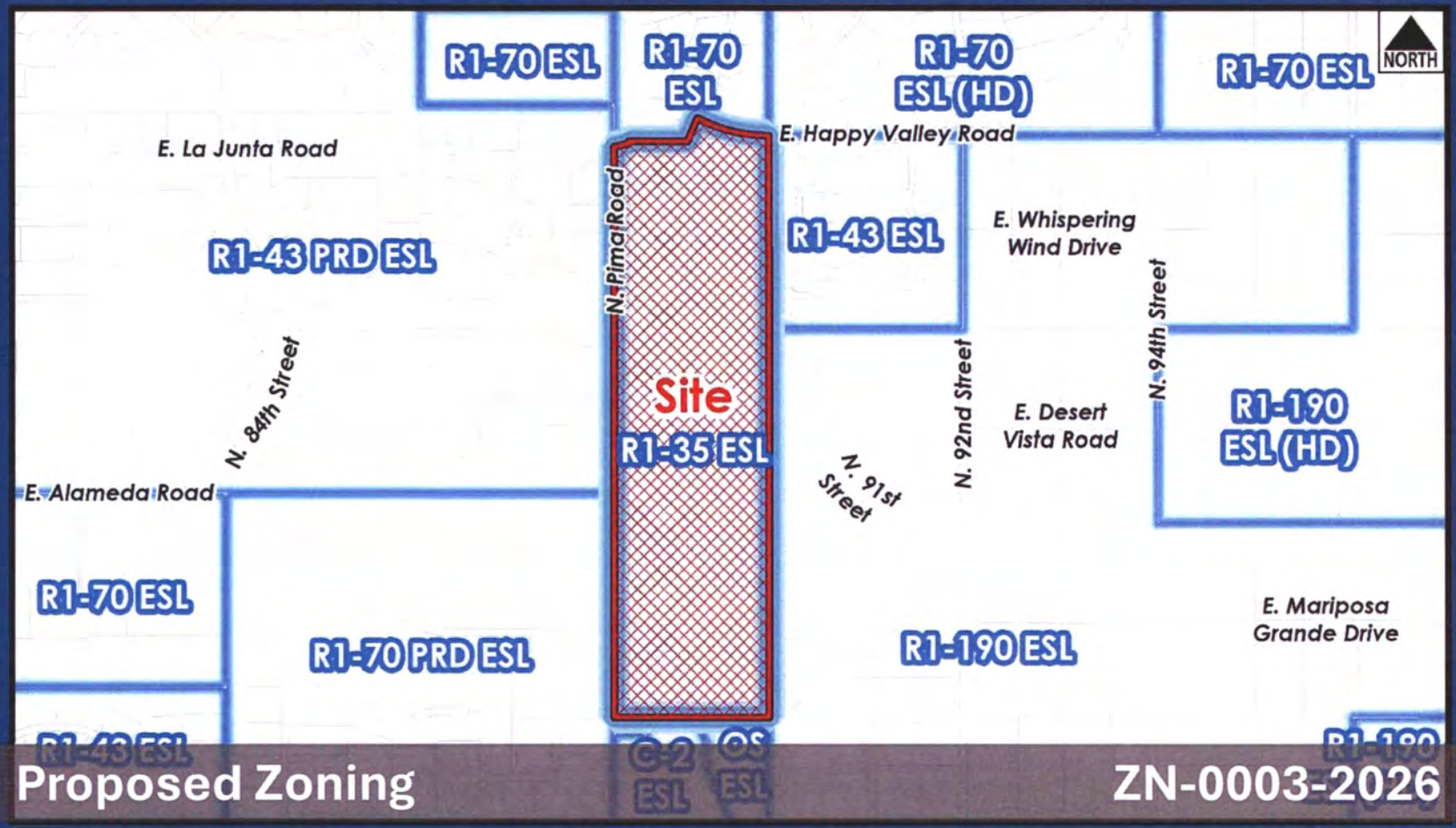
Detail Aerial

ZN-0003-2026

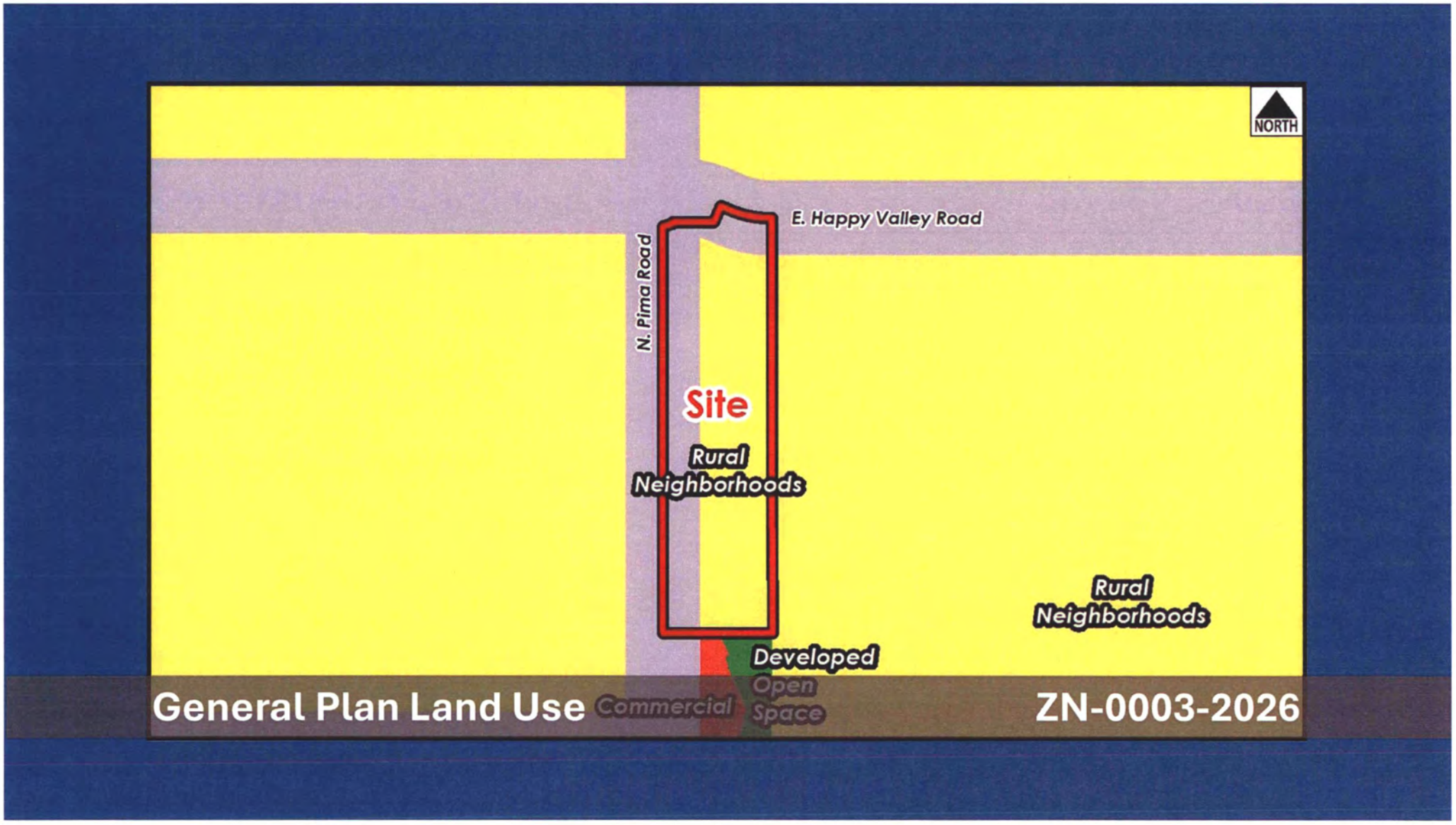


Existing Zoning

ZN-0003-2026



Proposed Zoning ZN-0003-2026


NORTH
E. Happy Valley Road
N. Pima Road
Site
Rural
Neighborhoods
Rural
Neighborhoods
Developed
Open
Space
Commercial
General Plan Land Use
ZN-0003-2026

Goal/Purpose of Request

The applicant's request is to rezone the property to allow for the configuration of a new 77-lot single-family residential subdivision, with amended development standards.

CITY OF SCOTTSDALE

Key Items for Consideration

- Proposed density 0.81 dwelling units per acre
- Combination of on-lot and tract NAOS
- Existing regional drainage facility along Pima Road
- Planning Commission recommendation of approval 7-0 (October 28, 2026)

CITY OF SCOTTSDALE

Development Information

The development proposal is a request to rezone the +/- 94.8 gross acre site to allow for the configuration of a 77-lot single-family residential subdivision.

• Existing Use:	3 vacant parcels
• Proposed Use:	77 lot residential subdivision
• Project Size:	94.8 acres (gross); 86.1 acres (net)
• Building Height Allowed:	24-feet
• Natural Area Open Space Required:	21.94 acres (per slope analysis)
• Natural Area Open Space Provided:	23.89 acres (9.48ac tract, 14.41ac on-lot)
• Density Allowed (R1-190 ESL):	19 lots (0.21 du/ac)
• Density Allowed (R1-35 ESL):	98 lots (1.04 du/ac)
• Density Proposed (R1-35 ESL):	77 lots (0.81du/ac)

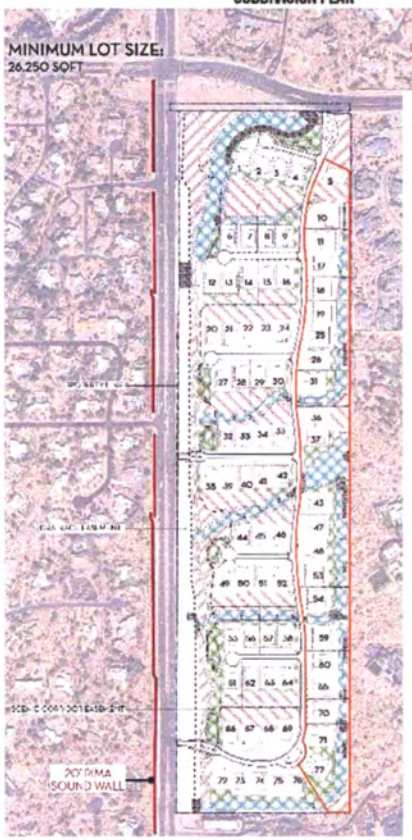
CITY OF SCOTTSDALE

Development Standard Comparison

Development Standard	R1-190 zoning (Existing)	R1-35 zoning	R1-35 zoning (Amended Standards)
Lot Area	190,000 SF	35,000 SF	26,250 SF
Lot Width	300 feet	135 feet	102 feet
Front yard setback	60 feet	40 feet	30 feet
Side yard setback	30 feet	15 feet	12 feet
Rear yard setback	60 feet	35 feet	27 feet

CITY OF SCOTTSDALE

SUBDIVISION PLAN



LOT DATA

LOT #	SF	LOT #	SF
1	28,396	39	27,081
2	30,685	40	26,400
3	31,353	41	26,719
4	34,781	42	32,444
5	35,116	43	28,230
6	30,080	44	30,546
7	26,654	45	26,678
8	26,654	46	26,647
9	33,823	47	28,049
10	32,959	48	28,530
11	32,872	49	28,606
12	26,654	50	26,487
13	26,654	51	26,548
14	34,227	52	21,239
15	25,612	53	27,592
16	25,170	54	35,536
17	28,720	55	26,646
18	30,144	56	26,587
19	30,076	57	26,308
20	27,265	58	28,675
21	25,250	59	31,842
22	50,238	60	31,708
23	26,654	61	26,649
24	30,756	62	26,676
25	33,248	63	26,877
26	38,269	64	31,820
27	30,402	65	31,866
28	26,750	66	26,676
29	26,750	67	26,647
30	34,809	68	28,377
31	27,840	69	30,020
32	29,627	70	32,136
33	26,467	71	26,918
34	26,467	72	26,867
35	29,627	73	28,618
36	36,427	74	28,304
37	34,724	75	28,446
38	30,613	76	37,265
		77	46,137

TOTAL UNITS: 77

GROSS PROPERTY SIZE: 94.8 ACRES

DENSITY: 0.81 HOME/

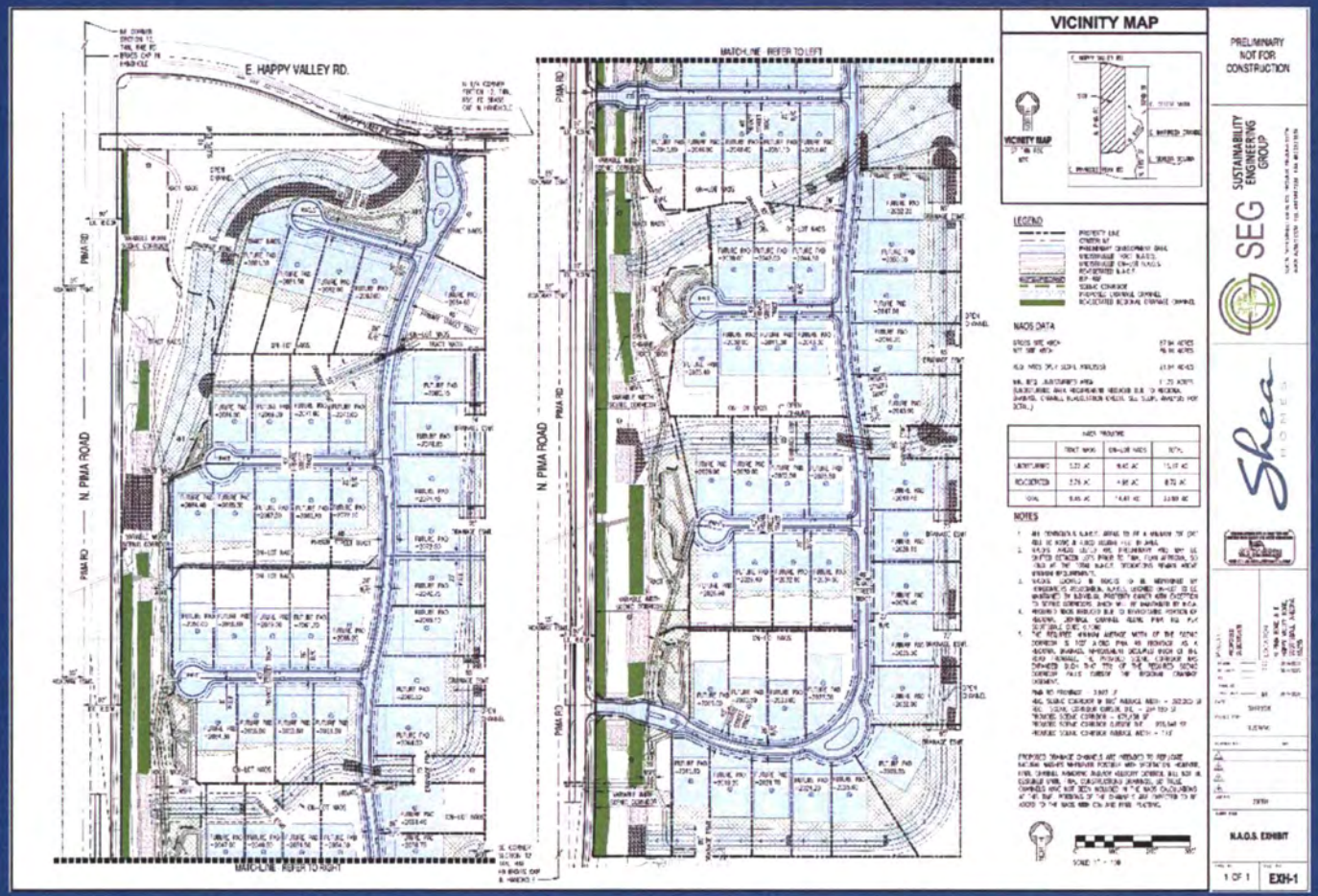
REQUIRED NAOS.....21.94 AC+/-

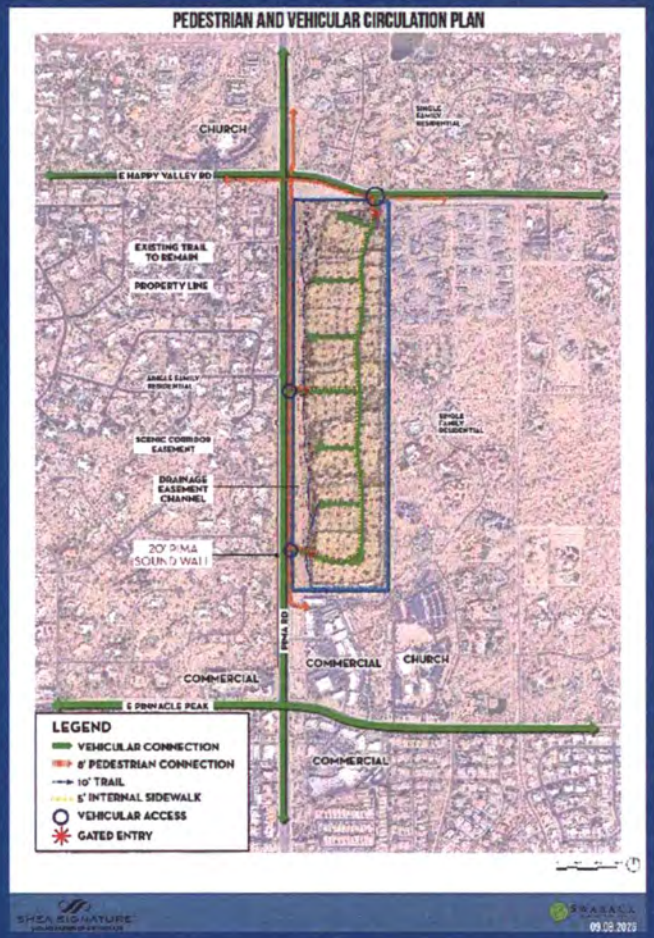
PROVIDED NAOS.....23.89 AC+/-

(25% REQUIRED)

SHEA SIGNATURE

07.27.2026


E. HAPPY VALLEY RD.
N. PIMA ROAD
PIMA RD
MATCHLINE REFER TO RIGHT
MATCHLINE REFER TO LEFT
VICINITY MAP
LEGEND
NAOS DATA
NOTES
PRELIMINARY
NOT FOR
CONSTRUCTION
SEG
SUSTAINABILITY
ENGINEERING
GROUP
Shea
HOMES
N.A.O.S. EXHIBIT
1 OF 1
EXH-1


PEDESTRIAN AND VEHICULAR CIRCULATION PLAN
CHURCH
E HAPPY VALLEY RD
EXISTING TRAIL TO REMAIN
PROPERTY LINE
SCENIC CORRIDOR EASEMENT
DRAINAGE EASEMENT CHANNEL
20' PIMA SOUND WALL
PIMA RD
COMMERCIAL
CHURCH
COMMERCIAL
E PINNACLE PEAK
COMMERCIAL
LEGEND
VEHICULAR CONNECTION
8' PEDESTRIAN CONNECTION
10' TRAIL
5' INTERNAL SIDEWALK
VEHICULAR ACCESS
GATED ENTRY
09.09.2020


EXISTING TRAIL TO REMAIN
PROPERTY LINE
SINGLE FAMILY RESIDENTIAL
SCENIC CORRIDOR EASEMENT
DRAINAGE EASEMENT CHANNEL
SINGLE FAMILY RESIDENTIAL
LEGEND
VEHICULAR CONNECTION
8' PEDESTRIAN CONNECTION
10' TRAIL
5' INTERNAL SIDEWALK
VEHICULAR ACCESS
GATED ENTRY

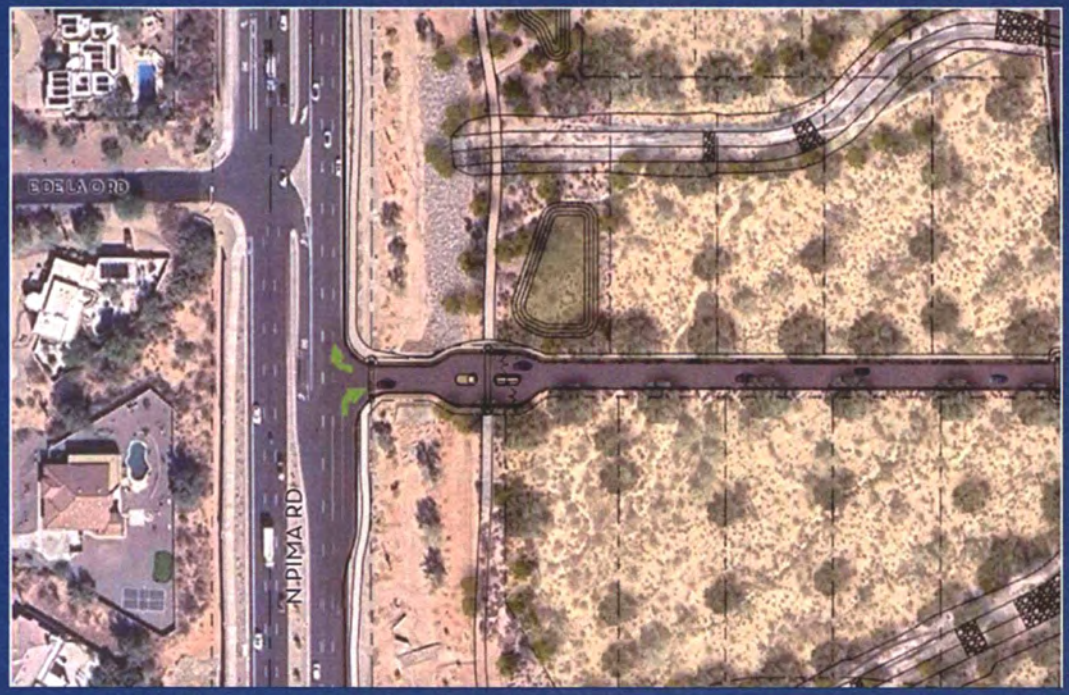
Happy Valley Road

- Full Access



Pima Road (center)

- Right-in and Right-out Only
- Deceleration Lane



Pima Road (south)

- Full Access
- Deceleration Lane



Other Boards and Commissions

- Heard by Planning Commission on 10/28/2026, approved with a vote of 7-0

CITY OF SCOTTSDALE

Action Requested

Adopt Ordinance No. 4723 for approval of a Zoning District Map Amendment from Single-family Residential Environmentally Sensitive Lands (R1-190 ESL) zoning to Single-family Residential Environmentally Sensitive Lands (R1-35 ESL) zoning, with Amended Development Standards for a 77-lot subdivision on a +/- 94.8-gross-acre site located at the southeast corner of E. Happy Valley Road and N. Pima Road.

CITY OF SCOTTSDALE

Shea Homes - SEC of Pima Road & Happy Valley Road

ZN-0003-2026

City Council | November 24, 2026

Coordinator: **Jeff Barnes**

CITY OF SCOTTSDALE

Item 14

Lane, Benjamin

From: Soberanes, Cody <CSoberanes@suns.com>
Sent: Monday, November 16, 2026 12:10 PM
To: City Council
Subject: Opposition to Shea Homes Rezoning Request at Happy Valley and Pima Roads

External Email: Please use caution if opening links or attachments!

Dear Scottsdale City Council Members,

My wife, Taylor, our three children, ages 7, 4, and 18 months and I moved to Pinnacle Peak Estates III in 2024 because we value the land preservation, open space, quiet surroundings, and secluded character of North Scottsdale.

We adamantly oppose Shea Homes' proposed 77-home development at the southeast corner of Happy Valley and Pima Roads, particularly the requested rezoning and density. The proposed side-by-side layout and limited spacing between homes are inconsistent with the character of the surrounding neighborhoods and would significantly change the area we chose to call home.

We are also deeply concerned about the continued impact on traffic and congestion along Pima Road, as well as the proposed ingress and egress.

North Scottsdale is special because of its open space, natural landscape, and lower-density communities. Approving this proposal would consume valuable land, place additional strain on local infrastructure and resources, and establish a development pattern that does not fit the surrounding area.

We ask the City Council to deny the rezoning request as submitted. If the property is developed, it should be done at a density, scale, and layout that are compatible with the surrounding neighborhoods and most importantly preserve the area's natural character.

Thank you for considering our concerns and for protecting the character of North Scottsdale.

Thanks,

Cody & Taylor Soberanes | 8510 E Santa Catalina Dr, Scottsdale | Pinnacle Peak Estates III

PLAYER15 GROUP

CODY SOBERANES Director, Talent Acquisition

p. 602 379 7082

csoberanes@suns.com

475 E. Lincoln St., Phoenix, AZ 85004

The information contained in this communication is confidential, may be attorney-client privileged, and is intended only for the use of the addressee. Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify us immediately by return e-mail and destroy this communication and all copies thereof, including attachments.

Lane, Benjamin

From: peter@indulgewinebar.com
Sent: Monday, November 16, 2026 1:35 PM
To: City Council
Subject: Opposition to ZN-0003-2026 — Shea Homes, SE Corner Pima Rd & Happy Valley Rd

⚠ External Email: Please use caution if opening links or attachments!

Dear Chair and Members of the Scottsdale City Council,

I am a homeowner in Pinnacle Peak Estates Unit III at 8442 E La Junta Rd, Scottsdale, AZ 85255, writing about ZN-0003-2026 (Ordinance No.
4723), the Shea Homes request to rezone approximately 94.8 acres at the southeast corner of Pima Road and Happy Valley Road from R1-190 ESL to R1-35 ESL for a 77-lot subdivision.

I oppose the rezoning as proposed. Seventy-seven homes on that parcel is far too dense for this area — down from 90+ only in number, not in character — with homes as close as 12 feet apart and a layout that does not fit the surrounding community. I also oppose changing the NAOS rules for this project, and I share the traffic and ingress/egress concerns for Pima Road, which the proposal has not adequately addressed.

I ask the Council not to approve the rezoning or the NAOS change as proposed.

Thank you for your consideration,
Peter Fatianow, 8442 E La Junta Rd, Scottsdale, AZ 85255

Lane, Benjamin

From: G. Michael La Fauci <gmlafauci@yahoo.com>
Sent: Monday, November 16, 2026 4:28 PM
To: City Council
Subject: Opposition to Shea Homes Pima Road Rezoning Proposal (SE Corner of Happy Valley & Pima Roads)

External Email: Please use caution if opening links or attachments!

Dear Mayor and Members of the Scottsdale City Council,

We are Michael La Fauci and Diane Shuck, MD, residents at 24222 N. 81st Street, Scottsdale, AZ 85255, where we have lived for the past 22 years. Alongside our neighbors in Pinnacle Peak Estates Unit III and Alta Sonora, we strongly urge you to reject Shea Homes' proposed rezoning for the parcel at the southeast corner of Happy Valley and Pima Roads.

Despite widespread neighborhood opposition voiced earlier this year at Highlands Church, the site plan remains virtually unchanged and is incompatible with our community for the following reasons:

- **Water Scarcity & Overdevelopment:** Why does the city continue to approve high-density residential projects when Scottsdale's Colorado River water allocation has been cut? Ongoing overbuilding strains finite water resources and directly erodes the low-density, desert-oriented character that made North Scottsdale so desirable to live in.
- **Incompatible Density & Layout:** The parcel is currently zoned R1-190 (4.35-acre lots). Shea Homes requests R1-35 ESL Amended (~26,000 sq. ft. / 0.6-acre lots) with side-by-side homes separated by just 24 feet, pushing Natural Area Open Space (NAOS) to the perimeter. Surrounding communities—including Solitude immediately to the east (33 one-acre lots) and Bronco (R1-43 ESL)—feature spacious layouts. More compatible alternatives would be R1-130 (2.98-acre lots) or R1-43 (1-acre lots).
    - **Misleading Project Comparisons:** The proposal cites Signature at Black Mountain (1.5+ acre lots) and Signature at Storyrock (450 acres with 40 feet between homes), neither of which reflects the cramped 0.6-acre lot configuration proposed here.
    - **Traffic & Safety Hazards on Pima Road:** Pima Road access was not designed for 77 homes. The east-side culvert crossings lack northbound deceleration lanes, and the plan offers no southbound exit onto Pima Road. Adding a new traffic signal between Pinnacle Peak and Happy Valley Roads would require relocating a culvert and create unacceptable congestion.

While we note the Planning Commission's recommendation to approve, this proposal is unacceptable as submitted. Any development on this parcel must match the low-density character, infrastructure capacity, and water realities of North Scottsdale. Plus I thought the 2 new conservative members of the City Council are against over development?

Thank you for your consideration.

Sincerely,

Michael La Fauci Diane Shuck, MD 24222 N. 81st Street Scottsdale, AZ 85255 602-317-0636

Nov 9, 2026

To: Mayor and Members of the Scottsdale City Council (CityCouncil@ScottsdaleAz.gov)

Re: Case ZN-0003-2026, Shea Homes rezoning at the southeast corner of Happy Valley and Pima Roads, Council meeting of November 24, 2026

Dear Mayor and Council Members,

My name is Randy Woelfel. My family and I have lived in Alta Sonora subdivision, directly across Pima Road from this site, since 2011. I have spent 20 years developing and operating outpatient healthcare facilities, so I understand that land gets developed and that developers need a viable project. My objection is not to building on this parcel. It is to the density and layout of this request.

I respectfully ask the Council to deny ZN-0003-2026 as submitted. Shea proposes rezoning roughly 95 acres from R1-190 ESL (4.35-acre lots) to R1-35 ESL Amended for 77 homes. That is about four times the number of homes the current zoning allows. Three problems are not resolved in the record:

1. The lot layout is incompatible with every neighborhood that surrounds the site.
2. The request amends ESL standards to push nearly all Natural Area Open Space to the perimeter, packing homes side by side.
3. There is no safe or workable plan for southbound traffic onto Pima Road.

It does not fit the surrounding neighborhoods

The lots would average roughly 26,000 square feet, about 0.6 acres. That is smaller than any lot in the adjacent subdivisions. Solitude, which borders the site to the north, is zoned R1-43 with 33 one-acre homesites. Prado Estates, to the east between Pinnacle Peak and Happy Valley, has about 20 custom homes on lots of roughly 4.3 to 4.7 acres. Shea's lots would be about one-seventh that size. The Bronco development to the north is R1-43 ESL. A uniform, side-by-side row of lots like this does not appear until west of Miller Road. R1-43 or R1-70 would be compatible with the area. R1-35 is not.

The NAOS amendment is what makes the density work

Shea counts about 23 acres of NAOS, but places nearly all of it on the project's edges. Inside the project, homes would sit as little as several feet apart. ESL open space is meant to preserve desert between and around homes, not to ring a conventional subdivision. Approving this amendment would set a precedent for every remaining large parcel in the ESL area.

Traffic and access are unresolved

- **Southbound exits.** Neither access point aligns with a road or median break on the west side of Pima. How will 77 households head south?
- **Northbound entry.** The access roads over the culvert have no deceleration lanes, so turning vehicles would slow through traffic on Pima.
- **A new signal.** If a signal is the answer, where would it go between Happy Valley and Pinnacle Peak, who pays, and what does it do to congestion?
- **Emergency access.** Does a gated community of 77 homes have the required second fire access?

I ask that these questions be answered on the record before any vote, and that any approval be conditioned on the answers.

Shea points to Signature at Black Mountain and Signature at Storyrock. Black Mountain has lots of 1.5 acres or larger. Shea's portion of Storyrock, part of a 450-acre master plan, has lots of about 30,000 square feet with 40 feet between homes. Neither resembles what is proposed here.

If the Council is inclined to approve

If the Council does not deny the request, I ask that approval be conditioned on:

- A density cap consistent with R1-43 zoning
- NAOS distributed between lots, not concentrated on the perimeter, with wider side setbacks
- Deceleration lanes and a safe southbound solution, built at the developer's expense before occupancy
- A secondary emergency access route

Alternatively, I ask that the Council continue the item until the traffic questions are answered and neighbors have reviewed a revised plan.

Thank you for your time and for your service to Scottsdale.

Respectfully,

Randy Woelfel

24697 N 87th St.

Scottsdale AZ 85255 Alta Sonora

(310) 497-0423 / Rwolfsas@gmail.com

Lane, Benjamin

From: Nicole Fahrer <nicolefahrer@gmail.com>
Sent: Tuesday, November 17, 2026 6:35 AM
To: City Council
Subject: Proposed Shea Homes Development - Happy Valley and Pima/Pinnacle Peak

⚠ **External Email: Please use caution if opening links or attachments!**

Dear City Council,

I am a proud resident of the City of Scottsdale and have been at my current address since October 2020. Together with other Pinnacle Peak Estates Unit III residents, Alta Sonora residents and more, I have closely followed Shea Homes' proposed development and rezoning of the parcel at the southeast corner of Happy Valley and Pima Roads.

Please consider the following points when reviewing Shea Homes' rezoning request.

The current site map appears largely unchanged from the version presented to neighbors at Highlands Church earlier this year, where many of us voiced objections. Our key concerns are outlined below.

- Shea Homes requests R1-35 ESL Amended (.08 density): approximately 26,000-square-foot lots plus 23 acres of Natural Area Open Space (NAOS). The lots sit side by side, with nearly all NAOS on the project's periphery, so side yard setbacks would require only 24 feet between homes.
- The parcel is currently zoned R1-190 (4.35-acre lots).
- More compatible alternatives include R1-230 (2.98-acre lots) or R1-43 (1-acre lots).

Recently developed Nearby Neighborhoods: Zoning and Lot Layout

Bronco Development: The Bronco development, north of Pinnacle Presbyterian Church, is zoned R1-43 ESL (Environmentally Sensitive Lands), which I understand is tied to NAOS requirements.

White Horse Development: The White Horse development on Pima Road is zoned R1-35 ESL. Although surprising, it fits the surrounding neighborhoods better, has a more attractive layout, and likely includes more NAOS.

Solitude Development: The Solitude development which borders the proposed Shea Homes to the Eastis Zoned R1-43. It consists of (33) 1 Acre home sites with home sizes from 4,500 sq. ft. to 5,900 sq. ft. It does not remotely resemble the proposed Shea Homes Development.

Compatibility with Surrounding Neighborhoods

The proposed uniform, side-by-side lot layout differs from the neighborhoods north, south, adjacent to, and west of Pima Road. Similar layouts do not appear until west of Miller Road, and even many of those resemble Alta Sonora more closely. I therefore believe the layout is inconsistent with the area's character.

Traffic and Access Considerations

Did the City of Scottsdale design Pima Road access based on the parcel's current zoning of 4.35-acre lots? If so, the parcel would accommodate fewer than 20 homes, which would be more reasonable, though there would still be no southbound exit.

Northbound Access: The access roads over the culvert on the east side of Pima Road lack deceleration lanes, so vehicles turning in would significantly affect northbound traffic.

Southbound Access: The development provides no way to turn southbound onto Pima Road. This would be a concern even under existing R1-190 ESL zoning, and more so with 77 proposed homes. Neither culvert crossing aligns with a road on the west side of Pima Road. How does the developer propose to provide southbound access?

Potential Traffic Signal and Congestion

Will Scottsdale require a new traffic signal to permit southbound turns? If so, a culvert crossing would likely need relocation, and I am concerned an added signal between Pinnacle Peak and Happy Valley Roads would cause unacceptable congestion.

Misrepresentations. Comparisons with Other Shea Homes Developments.

The proposal compares the project with two Shea Homes developments in North Scottsdale, but neither is comparable:

- Signature at Black Mountain: About 15 home sites on lots of 1.5 acres or larger, not comparable to those proposed.

- Signature at Storyrock: This 450-acre development, about 4.5 times the Pima Road site, has multiple developers. Shea's portion has lots of approximately 30,000 sq. ft. with 20-ft. setbacks per lot (40 ft. between homes).

The proposed Pima Road lots of approximately 0.6 acres would be significantly smaller than any in the surrounding area and adjacent subdivisions.

Planning Commission Recommendation

I understand that the Planning Commission voted to recommend approval of the zoning amendment.

Concerns and Requested Approach

Many neighbors and I find the proposal unacceptable as submitted. If Shea Homes acquires the property, it should develop it consistently with surrounding neighborhoods.

Thank you,

Nicole Fahrer
24215 N 82nd Place
Scottsdale, AZ 85255
nicolefahrer@gmail.com
480-215-7222

Lane, Benjamin

From: Dave Critchley <theplayersacademy@yahoo.com>
Sent: Tuesday, November 17, 2026 10:20 AM
To: City Council
Subject: Proposed Shea Homes Development - Happy Valley and Pima/Pinnacle Peak

External Email: Please use caution if opening links or attachments!

Dear Mayor and Members of the Scottsdale City Council,

I am writing to oppose Shea Homes' proposed rezoning and development of the property at the southeast corner of Happy Valley and Pima Roads. As a Scottsdale resident, I care about preserving the character of our community and ensuring that new development fits its surroundings.

I share the concerns raised by residents of Pinnacle Peak Estates Unit III, Alta Sonora, and other nearby neighborhoods. The proposal's density, closely spaced homes, and unresolved traffic questions warrant further consideration before any rezoning is approved.

Density and neighborhood compatibility

The property is currently zoned R1-190, allowing approximately 4.35-acre lots. The proposed plan calls for 77 homes on substantially smaller lots, described as approximately 26,000 square feet. That represents a significant departure from the property's existing zoning and the development patterns of neighboring communities.

Although the proposal includes approximately 23 acres of Natural Area Open Space, much of that space appears concentrated around the perimeter. Preserving open space is valuable, but its placement matters. It does little to address the tightly arranged interior lots or the proposed separation of as little as 24 feet between homes.

Nearby communities offer more appropriate examples. Bronco and the adjacent Solitude development have R1-43 zoning. Solitude's 33 approximately one-acre home sites illustrate a markedly different approach from the density and layout proposed here. Even White Horse, which reportedly has the same R1-35 ESL zoning designation Shea is requesting, appears to offer a layout that better complements its surroundings.

I ask the Council to consider the actual arrangement and spacing of homes, rather than relying solely on zoning designations or total open-space acreage when evaluating compatibility.

Traffic and access

The access plan also raises important questions that should be answered before approval.

Was access from Pima Road designed with the property's existing zoning in mind, and has the City evaluated the additional traffic associated with 77 homes?

The proposed entrances across the culvert on the east side of Pima Road appear to lack dedicated deceleration lanes. I am concerned about the effect of turning vehicles on northbound traffic and the potential safety implications.

Southbound access is another significant issue. The plan appears to provide no direct southbound exit onto Pima Road, and neither culvert crossing aligns with a street to the west. Residents deserve a clear explanation of how departing vehicles would travel south and where additional turning movements would occur.

If another traffic signal is contemplated between Pinnacle Peak and Happy Valley Roads, the City should explain its location, any necessary changes to the crossings, and its anticipated effect on congestion.

Comparisons with other Shea developments

The comparisons with Signature at Black Mountain and Signature at Storyrock do not resolve my concerns.

Black Mountain's approximately 15 home sites, on lots of 1.5 acres or more, represent a substantially different development pattern. Storyrock is a much larger, multi-builder community, and the cited Shea lots reportedly provide greater separation between homes than the Pima Road proposal.

These examples should be evaluated with clear, side-by-side information on lot sizes, setbacks, home separation, and the distribution of open space. They should not substitute for demonstrating that this particular proposal fits this particular location.

My request to the Council

I understand that the Planning Commission has recommended approval. Nevertheless, I urge the Council to decline the rezoning request as currently submitted and require a revised proposal with lower density, greater separation between homes, and a clearly documented traffic and access plan.

Development of this property will shape the area for decades. The community deserves a plan that respects surrounding neighborhoods and addresses infrastructure concerns before additional density is granted.

Thank you for considering my concerns.

Sincerely,
David Critchley
24215 N 82 Pl
Scottsdale, AZ 85255

David Critchley
Director of Tennis
DC Ranch Village
Director
The Player's Academy
Founder
First Serve Tennis

Lane, Benjamin

From:	Jeff Slosky <sloskyjeff@gmail.com>
Sent:	Tuesday, November 17, 2026 12:28 PM
To:	City Council
Subject:	Shea Homes rezoning / development request
Attachments:	Shea Homes development.docx

External Email: Please use caution if opening links or attachments!

Please add my letter to public comments regarding - Shea Homes' proposed development and rezoning of the parcel at the southeast corner of Happy Valley and Pima Roads.

Thank you,
Jeff Slosky
24202 N 87th St
Scottsdale, AZ 85255



Virus-free.www.avg.com

To: Planning commission – City of Scottsdale

As a resident of Pinnacle Peak Estates III, since 2007, I have seen significant changes along Pima Road, as development after development have significantly increased traffic flow. Now, with the proposed Shea Homes development and rezoning of the parcel at the southeast corner of Happy Valley and Pima Roads, traffic becomes a major concern for our current neighborhood.

The proposed rezoning creates an "in fill" project in the worst sense of the term, with much higher density than any surrounding development, and the addition of thousands of vehicle access / departures per week. With the proposed ingress / egress points, far too many vehicles (both residents and vendors) will be exiting onto Pima Road at the proposed Point B, and travel northbound. Most of these vehicles, with many vendors towing trailers, will make U-turns at the De La O intersection, creating a totally unnecessary traffic hazard, on a continual basis. Or, if U-turns are limited with signage (due to obvious hazards) then traffic will significantly increase on Westbound De La O, through our neighborhood.

Please reconsider the density of so many additional homes, that do not fit with the surrounding zoning, and the resulting traffic flows. Additionally, please review the common sense of the "B" exit point, and resulting U-turning vehicles at De La O. Lower lot density will create fewer overall vehicle in/out trips, and potentially eliminate the need for the "B" connection to Pima entirely.

No matter the eventual decision on the lot density, the "B" Pima Road connection will force vehicles into the De La O left turn lane, creating additional traffic through our neighborhood, impede access for Pinnacle Peak III residents and promote dangerous U-turns at this limited flow intersection.

As a resident I object to the current rezoning and planning based on the incapability with the surrounding properties, and the designed management of the additional traffic for the proposed development. Reduce the lot density, and plan for better vehicle management in this busy traffic corridor.

Jeff Slosky

Pinnacle Peak Estates III resident

Lane, Benjamin

From: MATT SACZAWA <msaczawa@cox.net>
Sent: Tuesday, November 17, 2026 9:39 PM
To: City Council
Subject: Re: Shea Homes - SEC of Pima Road & Happy Valley Road - ZN-0003-2026

⚠ **External Email: Please use caution if opening links or attachments!**

Re: Shea Homes - SEC of Pima Road & Happy Valley Road - ZN-0003-2026

Greetings,

My wife and I have resided on Lot 154 of Pinnacle Peak Estates III for over 35 years (having moved to The Valley of the Sun in the 1970s). We are both retired attorneys, and owned a small business in Scottsdale from 1984 until 2020. Years ago I served on the Paradise Valley (Phoenix) Planning Committee, including several years as Chairman. My wife is a graduate of Scottsdale Leadership (Class 2). We currently own 5 residential rental properties in Scottsdale. Both of our children, and 2 of our grandchildren, currently live in Scottsdale. Before their passing, 3 of our parents were Scottsdale residents. In short - we have a deep commitment to Scottsdale, we know our way around our city, its history and development, and a fair bit about real estate.

We've reviewed Plan ZN-0003-2026 in detail. It's a lovely plan - for an area zoned R1-35 ESL. However, it is wholly inappropriate for the proposed site.

Others, we're sure, will comment on excessive traffic flow, suitability, and general incompatibility with surrounding

neighborhoods - including ours: directly West of the subject parcel... across Pima Road. Our objection, while encompassing the aforementioned reasons, addresses inequity - the fundamental unfairness of the requested zoning change!

What is the purpose of a community adopting a General Plan if not to seek and induce reliance upon that plan by the community as a whole? EVERY OTHER SURROUNDING RESIDENTIAL PROPERTY ADJACENT TO THE SUBJECT PLAN HAS A LOWER DENSITY THAN THAT WHICH THE APPLICANT IS REQUESTING!

One of the factors which motivated our move from North Phoenix to Scottsdale 35 years ago was that General Plans MEANT something to Scottsdale's planners and leaders. (Less so for Phoenix at that time.) We sought a low-density environment in which to live, and moved here - with the anticipation that Scottsdale would remain true to its word with regard to its land use approvals. In part, we were correct in our choice. In part, we were wrong - i.e. Axon, and the veritable plethora of other apartments and high density along the Route 101 Corridor.

While accessing and driving on the 101 has become difficult... and will continue to grow worse as apartment complexes continue to erupt... at least the area near our home (East of Hayden, North of Pinnacle Peak Road) has remained relatively rural: until this proposed application for zoning change.

Please ask yourself: Why should the LAST undeveloped property in a given area be awarded (rewarded?) with the highest

density? Why should the final rider on the real-estate merry-go-round win - not the brass ring, but the GOLDEN ring? This applicant will be able to sell homes on approximately 1/2 to 3/4 acre sites by boasting that ALL SURROUNDING HOMES are on 1 acre... 2.5 acre... 5 acre... sites. They will profit from us. Will we, or our surrounding community, derive similar benefit from them - having a higher-density subdivision in our more rural midst? We think not.

Why allow the LAST developer to reap the rewards of us having moved and built here years ago (and continually pay taxes) because we sought a low density environment? Where is the equity - the fairness - in that? Yes, we long ago learned that "Life isn't fair" - but people, neighbors, city officials, and elected council members CAN be fair. All it takes is for them to CHOOSE to be fair!

In my time on the PV (Phoenix) Planning Committee, I frequently heard the owner/developer of "the last vacant parcel" in a neighborhood argue that their property was the last to be developed because of some fault or defect in the property that was beyond their control. (Nearby power lines, for example.) Although true in some cases, that "defect" argument is certainly not the case with the subject property. The parcel in question is absolutely PRIME real estate. The Waygu beef of raw land, so to speak.

Look at its not-so-distant history: a previous owner of the subject land - out of an abundance of avarice - planted a series of "funny" signs along Pima Road that were critical of the

Scottsdale City Council for refusing to grant even less appropriate zoning for the site than the current application! Holding out for the golden ring is the ONLY reason this land has not been developed already. Thousands of eyeballs were subjected to those "funny" signs for thousands of days - but the City held firm to its General Plan. We would like to think that the rationale for refusing the zoning request/tantrum was out of concern for us - the neighbors on the surrounding parcels. Scottsdale is a community OF its residents and neighbors; it is NOT a profit center or playground for developers. (Didn't the recent election only a few weeks ago tell us that?)

Shea Homes is a quality developer. As we stated previously, their plan is a lovely plan. Families who move into their completed neighborhood will undoubtedly love their homes, and their lifestyle, as much as we cherish ours. But PLEASE - do not re-zone to a lot size denser than 1 home per acre! All of us who live in this locale - who read and relied upon the General Plan - must certainly expect the subject parcel to develop with homes for new neighbors at some point in time. But fundamental fairness calls for this new neighborhood to be consistent with ALL the neighborhoods that surround it.

Residents to the East of the subject parcel may well object to even a zoning change to R1-43 ESL... and we understand and agree with their concerns. (We live in an R1-43 ESL area, and can't honestly object to land use equivalent to ours - but we would suggest a "feathering" of lot size, with perhaps 1 home per acre on the West of the subject parcel but with less density for

the East portion of the property. The applicant - to their credit - has clearly considered and applied this principle in their current plan!)

We ask, therefore, that the current re-zoning application be denied. If the City feels the need to add additional housing (greater than allowed by the current zoning) on the subject parcel, please do not re-zone denser than R1-43 ESL on the West portion... with density "feathering" to the East. But please consider ALL the surrounding residential subdivisions that have been built and occupied (with taxes regularly paid) on R1-43 ESL... or less dense... properties. This is your LAST CHANCE... the FINAL PARCEL in this immediate area... to maintain "minimum one acre lot size" for our neighborhood.

Choose to be fair, or choose to be unfair. The option is yours.

Very Truly Yours,

Matt & Barbara Saczawa
8711 E. Pinnacle Peak Road, PMB 118
Scottsdale, AZ 85255
msaczawa@cox.net