

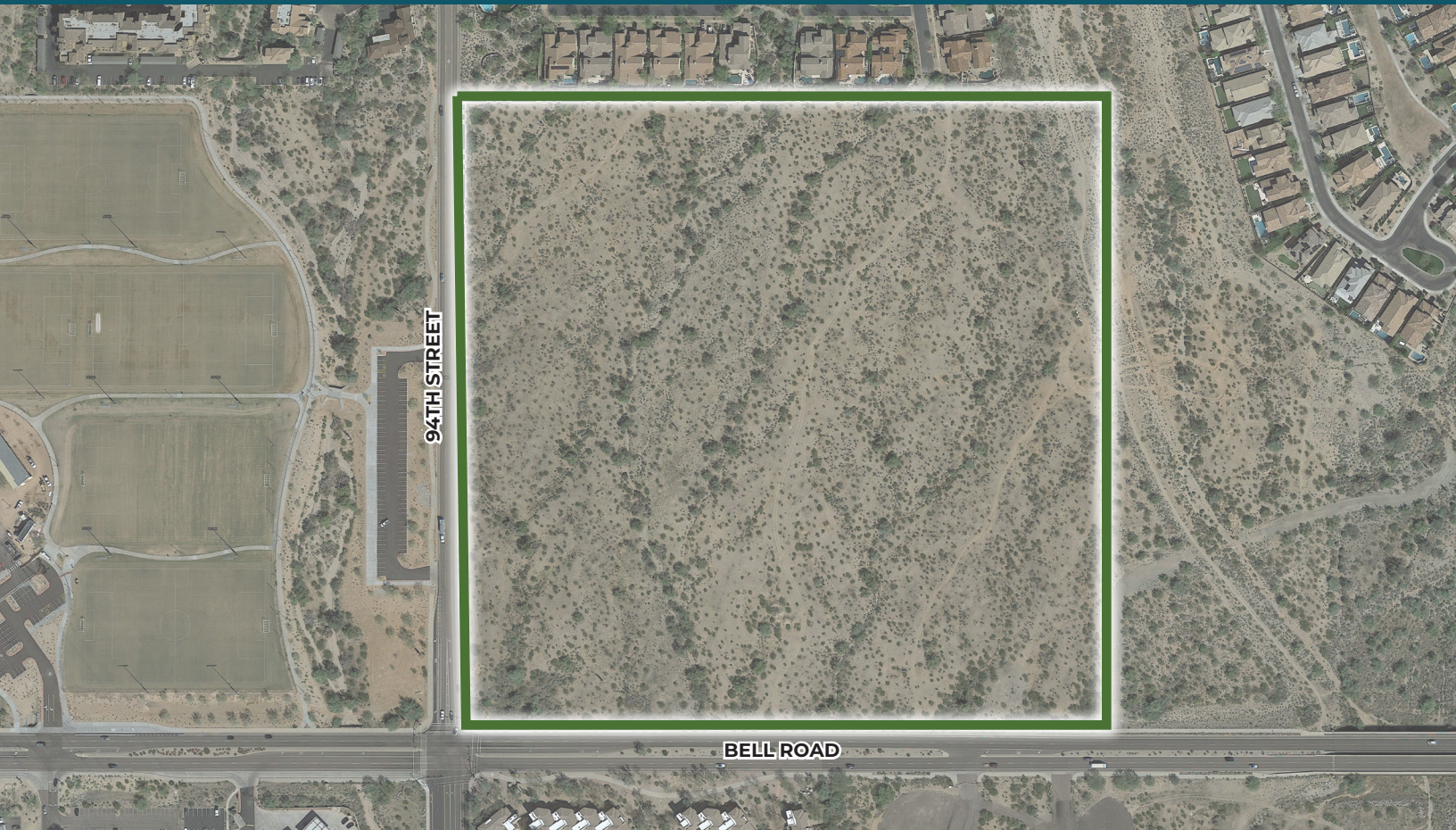
# 94TH & BELL

## PRELIMINARY PLAT NARRATIVE

1ST SUBMITTAL: DECEMBER, 2022

2ND SUBMITTAL: MAY, 2023

3RD SUBMITTAL: AUGUST, 2023



PRESENTED BY:



DALE GARDON DESIGN  
Architecture · Planning · Placemaking

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# 1. PURPOSE OF REQUEST

## Purpose of Request

The applicant is pleased to submit this request for approval of a preliminary plat for a 37-acre net (40 acres gross) site located at the northeast corner of Bell Road and 94th Street. Approval of this request allows for the development of a 52-lot, single family residential community.

## Goals & Purpose of Request

This request will allow for the creation of a new community in conformance with Scottsdale's Environmentally Sensitive Lands (ESL) Ordinance, and within the allowances of the existing R1-7 PCD HD zoning. The proposed development plan will preserve primary existing natural wash corridors through the property and establish meaningful open space buffers along the site's perimeter. The applicant is electing to covert the current HD (Hillside District) designation on the property to ESL per Section 6.1023.B of the Scottsdale Zoning Ordinance.

## Key Items for Consideration

The Development Plan:

- Provides an average 50-foot-wide Buffered Setback along the Bell Road frontage.
- Provides an average 50-foot-wide average Desert Scenic Roadway setback along the 94th Street frontage.
- Dedicates a minimum of 6.17 acres of Natural Area Open space (NAOS) within a combination of community-owned tracts and protective on-lot easements.
- Preserves an existing wash corridor that extends through the property and places it within a protective NAOS tract.

# 2. BACKGROUND

## General Plan

The subject property is categorized as 'Suburban Neighborhoods' on the **City of Scottsdale's 2035 General Plan: Future Land Use** map. The General Plan defines the Suburban Neighborhoods as follows:

*This category includes medium- to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one dwelling unit per acre, but less than eight dwelling units per acre. This category also includes some townhouses and small-lot single-family homes, such as patio homes. Suburban Neighborhoods may be used as transitions among less intense areas, Urban Neighborhoods, and non-residential uses.*

The proposed community is compatible with the 1-8 du/ac density range prescribed by the Suburban Neighborhoods category. Overall, the applicant proposes a density of 1.3 du/ac which is consistent with the surrounding community to the north.

The goals and approaches of the General Plan have been and will continue to be implemented through the site planning process by reflecting commitments to quality housing, open space preservation and passive recreational elements. Below are the way in which each goal and approach is addressed by this proposal.

## Land Use Element

**Goal 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 1.2 Celebrate Scottsdale's desert city image by preserving natural open space and natural ecosystems.**

The subject site is located with the City of Scottsdale's Environmentally Sensitive Lands overlay and is subject to the goals of preserving and enhancing the natural desert aesthetic of the area. Natural Area open space has been set aside within areas that are contiguous, and are proximate to sensitive desert features like watercourse that contain higher densities of native plant material and habitat/corridors for wildlife. This prioritization of natural area, combined with the connectivity to similar areas on adjacent properties, promotes the City's desert city image as intended through the adoption of the ESL Ordinance.

***Goal 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.***

Community transitions will be achieved through the use of open space tracts, development envelope setbacks and landscaped easements along the project's edges. Community transitions will be achieved through the use of open space setbacks, construction envelope setbacks and landscaped buffers along the project's perimeter where adjacent to existing development. Along the community's northern edge, an open space buffer with a typical depth of approximately 20 feet located between the rear lot wall/fence and the perimeter property line will be provided. Along the northeastern portion of the shared property edge, the buffer depth becomes shallower but the open space on the on the Desert Haciendas (DC Ranch) side of the property line increases maintaining approximately 20 to 30 feet of cumulative open space depth between the two adjacent communities.

***Goal LU 3 Maintain a balance of land uses to support a high quality of life.***

***LU 3.4 Provide an interconnected, accessible open space system, which includes pedestrian and equestrian links, recreation areas, canals, and drainage ways.***

The planned community includes a network of interior and perimeter trails/pathways that promote connectivity to existing trail corridors and open spaces. Many of these existing facilities link to the larger regional trail network with connections to community parks and preserve areas.

## **Community Mobility Element**

***Goal C 3 Continue to develop an effective, safe, and connected multimodal transportation system (e.g., streets, trails, bikeways, shared-use paths, transit).***

***C 3.7 Support mobility choices that reflect the character and dominant lifestyle within a neighborhood. For example, in equestrian areas of the community, create links to the citywide and regional trail system.***

The subject property is located proximate to regional trail, natural open space corridors and newly constructed recreational parks. Opportunities for community residents to access these areas will be promoted through connectivity opportunities at various locations within and along the perimeter of the site.

## **Environmental Planning Element**

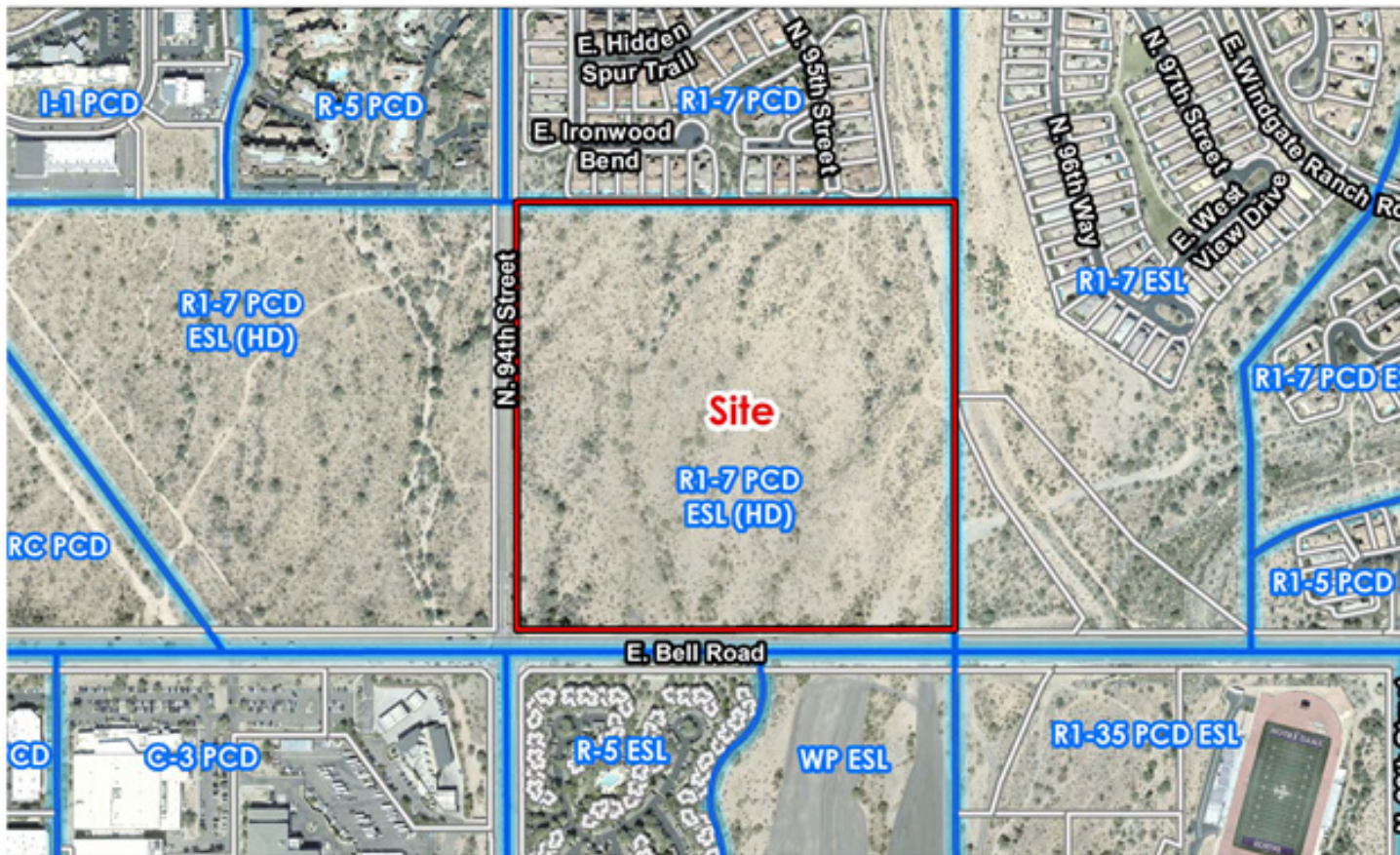
***Goal EP 1 - Protect and enhance Scottsdale's human and Sonoran Desert habitats.***

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

The subject site is located with the City of Scottsdale's Environmentally Sensitive Lands overlay and is subject to the goals of preserving and enhancing the natural desert. The proposed community has identified several key areas on the site that represent areas of elevated habitat and ecosystem value and have provided mechanisms to ensure for their long-term protection

## **Character Area Plan**

The subject property is not located within the limits of any adopted City of Scottsdale Character Area Plans. The Environmentally Sensitive Lands (ESL) overlay, which extends across nearly all properties within the northern portions of Scottsdale including the subject property, requires special emphasis on development that is harmonious with the desert character.



## Existing Zoning

The site was annexed into the City of Scottsdale in 1963 under an R1-35 zoning designation, which correlated with an equivalent zoning designation assigned to the property under Maricopa County jurisdiction in the 1950s. Beginning in the 1970s, off-road trespass became increasingly common across the site creating areas of disturbance and scarring that are evident today. Given its proximity to the former trail along Bell, there were pockets of intrusion along the southern edge of the site. The Hillside Ordinance with its Hillside Development overlay (a predecessor to the ESLO) was applied to the property in 1976.

The existing zoning entitlement on the property has been in place since 1986 under zoning case# 11-Z-86 which assigned the current R1-7 PCD HD zoning to the property as part of a larger 1,300-acre plan for the area commonly referred to as the Core South case. The ownership of the property was ultimately transferred from the State Land Department to the

City of Scottsdale, which held the property until early 2022. Adjacent properties were included in this early zoning and reflect land uses consistent with the R1-7 PCD zoning on the subject property.

## Site Context

The proposed 37 net-acre community is located at the northeast corner of 94th Street and Bell Road (APN# 215-07-023E). A legal description and ALTA survey was provided as a supplement to this application. The site is currently vacant with existing single family residential to the north, multi-family to the south, sports fields to the west and vacant natural desert to the east. The subject site is a transitional location generally surrounded by uses other than single-family neighborhoods. The only direct adjacency to a single-family neighborhood occurs along the northern perimeter. Table 1 below provides a summary of existing and surrounding land uses, General Plan designations and existing zoning.

**TABLE 1: ON SITE AND SURROUNDING USES, GENERAL PLAN AND ZONING DESIGNATIONS**

	EXISTING LAND USES	GENERAL PLAN LAND USE	EXISTING ZONING
SITE (215-07-023E)	Vacant	Suburban Neighborhoods	R1-7 PCD ESL(HD)
North of Site (DC Ranch Parcel 1.11)	Single Family Residences	Suburban Neighborhoods	R1-7 PCD
North of Site (DC Ranch Parcel 1.11)	Park / Open Space	Urban Neighborhoods	R1-7 PCD ESL (HD)
South of Site (Salida Del Sol, Westworld)	Multi-Family; Overflow Event Parking	Urban Neighborhoods, Cultural/Institutional or Public Use	R1-5 ESL, WP ESL
East of Site (Windgate Ranch)	Open Space (Drainage), Single Family Residences	Suburban Neighborhoods	R1-7 PCD

### 3. APPLICANT PROPOSAL

#### Development Information

The applicant is requesting a preliminary plat to establish a fifty-two (52) lot community at a density and use type that is consistent with adjacent communities. The community design reflects a thoughtful approach that protects the site’s most significant natural desert features and seeks to reduce impacts to existing adjacent communities. A single gated access point from 94th Street ensures that all project ingress and egress is appropriately routed onto a collector roadway.

The proposed project site is one of the last residential infill sites North of the CAP canal in Scottsdale located at the NEC of 94th St and Bell Rd. The location is at the transitional edge area of the ESL overlay district and has more intensive uses directly on the South and Western boundaries, including the new Bell 94 Sports Complex directly to the West. The site is zoned R1-7 PCD ESL (HD) and the site would yield over 100 lots if built out to the maximum density permitted by the ESL ordinance for this district. The proposed project will be a luxury residential community with 52 larger lot areas ranging from approx. 11,000 sf to 27,000 square feet.

The community will be comprised of a combination of three lot types: Villa, Estate Interior and Perimeter homesites. Each type contributes to the diversity of housing product that will be offered within the

community contributing to the dynamic character of the site.

*Villa Lot Type is generally located along the western and southern perimeter of the community. Villa lots are the project’s smallest lot types with a minimum width of 85 feet, comprising 20 lots with lot areas of not less than 11,000 square feet. The improved portion of the Villa Estate lots will represent 100% of the overall lot area and there will be side and rear lot line privacy walls with view fences interspersed where appropriate.*

*Estate Interior Homesites are located within the central core of the property, comprising 19 lots with lot areas of not less than 19,000 sq ft.*

*Estate Perimeter Homesites are Located along the community’s north and east perimeter of the community, comprising approx. 13 homesites with lot areas ranging from approx. 19,000 to 27,000 square feet.*

The larger Estate lots may include on-lot open space outside of the enclosed improvement area of each lot to provide landscape buffers between homesites. This lot type is generally larger in area and will provide for a diversity of housing types within the community when combined with the Villa Lots.

Located in the southwest corner of the community in a tract on the Preliminary Plat will be a proposed Recreational Amenity Clubhouse Building that will serve residents of the community with a planned

combination of indoor-outdoor passive and active recreational amenity space. Specific programming for this facility will include recreational and social gathering for the residents indoors and out, and the uses will be in conformance with the current R1-7 PCD zoning as an Accessory Use building to the community. There will be an adjacent play lawn area to the East of the Recreational Amenity Clubhouse Building for informal play, dog walking, etc. A development proposal for the Recreational Amenity Clubhouse Building will be submitted under separate application.

This neighborhood is proposed as a 24-hr guard gated private community with concierge level services to meet the needs of the future residents and their guests. Development of the community will include the establishment of public trails and paths along the west and south perimeters of the property, and private connections into the community have been provided for future residents with the ability to connect with regional trails and paths. The proposed open space network is a combination of NAOS areas and additional open space interwoven throughout the neighborhood. The primary N/S wash is the major natural open space with additional open space linkages connected to it. The retention areas are proposed in strategic locations along the southern edge where drainage water is released in designated areas to continue to the south of Bell Rd. The project proposes to utilize areas of the Bell Rd Scenic Buffer for drainage retention similar to the manner utilized at the Bell94 Sports Park.

The request conforms to the R1-7 Planned Community Development HD zoning district that has been the existing entitlement on this property since for nearly 30 years (11-ZN-86). The applicant is requesting Development Review Board approval of amended R1-7 development standards as permitted within the ESL overlay to allow for flag lots. No additional amended standards are requested.

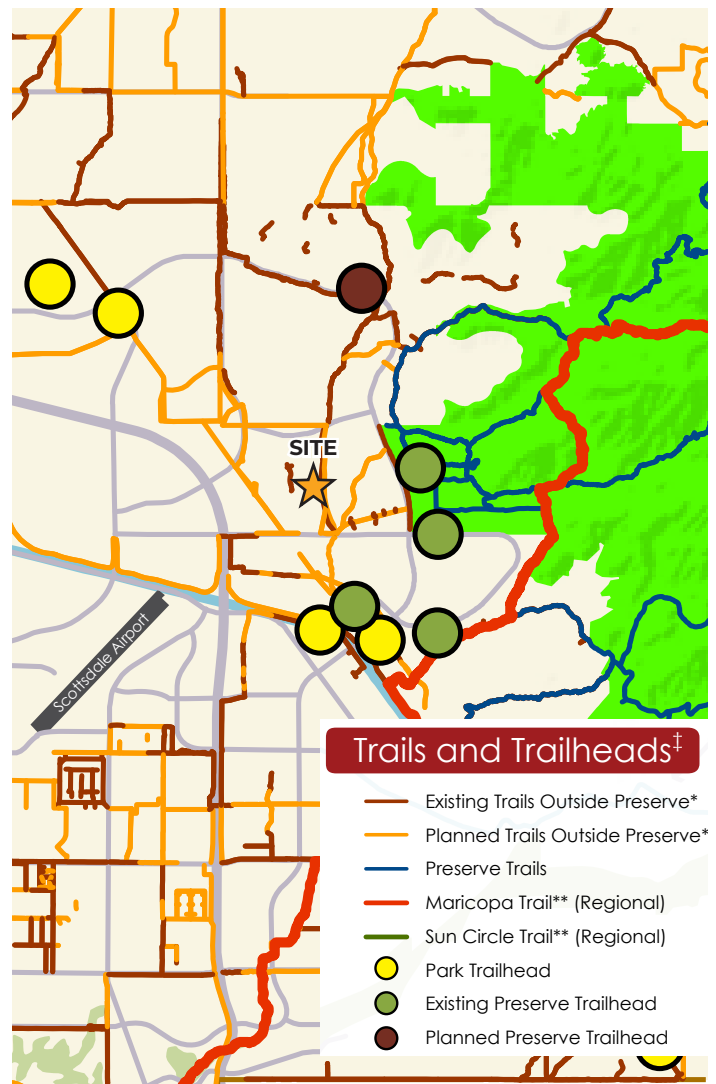
- Existing Use: Vacant/Undeveloped
- Proposed Use: 52-Lot Single Family Subdivision
- Parcel Size: 40 +/- gross acres (37.2 +/- net acres)
- Building Height Allowed/Proposed: 30 feet (ESLO Section 6.1022)
- NAOS Required: 6.12 Acres (15.3% of Gross Site Area)
- NAOS Provided: 6.17 Acres (15.4% of Gross Site Area)

Area)

- Proposed Gross Density: 1.3 du/ac (52 lots on 40 acres)

### Pedestrian Circulation

A network of pathways and trails will be established within the community to promote opportunities for residents to walk and bicycle. Pathways will connect with existing public trail segments to the east, and to existing/planned pedestrian improvements along the project's southern perimeter. A 6-foot natural surface path is planned along the 94th Street edge of the community and will be publicly accessible. Internal to the community, a private trail is planned to egress the community's east edge to connect with existing trails along Reata Wash.



Source: City of Scottsdale General Plan 2035

Table 2 below shows the approved R1-7 PCD Development Standards. A legislative draft of the proposed R1-7 standards is also included with this submittal for reference purposes and includes provisions to allow for the establishment of a limited number of flag lots within the community. Flag lots are requested to allow for a community design that reduces the amount of unnecessary street surface area. Flag lot conditions or lots with narrower front dimensions are identified on lots 1, 5, 6, 20, 21, 22 and 29.

TABLE 2: R1-7 DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD TYPE	R1-7 (NON-AMENDED)
Maximum Density	4.16 Du/Ac
Minimum Lot Area	7,000 Square Feet
Minimum Lot Width	70 Feet
Minimum Front S/B	20 Feet
Minimum Side S/B	5 Feet
Minimum Rear S/B	25 Feet
Maximum Building Height	30 Feet (per Section 6.1022 of ESL Ordinance)

**Slope Analysis & NAOS Requirements**

The property is located within the Lower Desert Landform area of the City of Scottsdale and is characteristically mild in overall slope falling gradually from the northeast corner of the property (high side) to the south-southwest portion of the property (low side). The average slope across the overall breadth of the subject property is approximately 2%.

**NAOS Reduction Justification**

The applicant is pursuing a reduction for required NAOS based on calculation methodology outlined by the 1991 Zoning Ordinance, Section 7.853 which allows for a minimum of 15.3% NAOS on subject sites. The applicant is able to utilize the 1991 Ordinance under it's current zoning status. The criteria for the 15.3% NAOS requirement include demonstrating that vegetation densities on the site are less than 10 plants per acre. Actual density as calculated on the subject portions of the property is 7.26 plants/cacti per acre. This calculation is based on a recorded

TABLE 3: SLOPE ANALYSIS SUMMARY	
SLOPE CATEGORY	AREA (SQ.FT.)
0% - 2%	155,800
2% - 5%	1,160,400
5% - 10%	255,096
Total	1,571,296
Altered Landform Area (Excluded from Analysis)	47, 497
Net Site Area	1,618,793 (37.16 acres)

inventory of 256 qualifying plant/cacti located within areas not designated as 15%+ slope or major/minor watercourses.

As allowed by the Ordinance, all materials located within major and minor watercourses are factored independently of the areas outside of the watercourse areas. When considering all criteria and reduction factors allowed by the 1991 Zoning Ordinance including slope, plant density and major/minor washes, and improved open space, the base NAOS requirement on the property is 6.12 acres (or 15.3% of gross site). The applicant is providing 6.17 acres of NAOS and is adhering to the 70/30 split mandated by the ESL Ordinance. A specific breakdown of the calculations and a graphic delineation of the NAOS areas on the property is provided on the accompanying NAOS Plan submitted with this application.

**Request for Exemptions**

The applicant has elected to convert the existing HD designation on the property to ESL, but concurrently seeks exemptions from certain ESLO provisions as allowed under Section 6.1022.B – ESLO Exemptions Schedule. The subject property was previously zoned as a component of a 1,000-acre masterplan plan development and is there in conformance with ESL exemption qualifying criteria (see ESLO Exemptions Schedule, #3) subject to the site's status as of May 21, 2004. The applicant is seeking exemptions related to building height and paint LRV as provided in Sec 6.1022.B. The height exemption will allow development of the site to be compatible in character with the existing single-family development to the north and east of the site.



## Building Height Exemption

The applicant is seeking an exemption to the required 24-foot ESL building height for single family residential districts. The exemption is allowed for properties that qualify as a Master Plan Development approved prior to May 21, 2004. As defined by the ESL Ordinance in Section 6.1022. Exemptions and Exceptions, a “masterplan development is at least eighty (80) acres in area and contains at least two zoning districts”. The subject property was a component of the approved 1988 zoning case (10-Z-88) that covered 261 acres. This exemption will allow for the maximum building height on the property to be 30 feet. Building heights will be measured from finished floor elevation subject to the datum adjustment criteria discussed in the following Drainage Hardship Request section.

## LRV Exemption

The Applicant is seeking an exemption to the paint LRV as provided in Section 6.1022.B. The Applicant will be creating a unique color and material palette for the community that will generally reflect the color and materials LRV of the adjacent communities that were developed with greater flexibility in LRV range. In general walls will be at or below a LRV of 45, with accent trims or features allowed to be considered above that range. The property is in a very low slope area and on the edge of ESL allowing the community to be compatible and a transition to non-ESL properties nearby.

## Drainage Hardship Request

The Applicant seeks to establish a datum elevation adjustment in which to determine roof height elevations from on the project. The property falls within FEMA AO flood zone with 1’ depth and requires all residences to establish Finish Floor elevations of at least two (2) feet above highest adjacent grade of the structure per FEMA (with no floor terracing). Due to the flood zone and drainage hardship that encumbers the property, the applicant requests the City grant a datum elevation adjustment, allowing the project to measure roof heights from the minimum finished floor elevation for each structure. The minimum finished floor elevation will be determined for each structure as two (2) feet above the highest adjacent grade of the footprint of the structure proposed. A highest adjacent grade (HAG) exhibit has been provided with the preliminary plat case indicating the HAG for each individual lot. During final plat, a revised HAG exhibit and drainage hardship request will be submitted to the Floodplain Administrator and Planning Director for approval and confirmation of the datum in which to measure roof heights from for each lot proposed.

**TABLE 4: NAOS REQUIREMENT CRITERIA & REDUCTIONS PER 1991 ZONING ORDINANCE SECTION 7.853 TABLE B**

Criteria Type	Area (Sq.Ft.)	NAOS Required (Sq.Ft.)
Slopes: 15% - 25%	84,106	42,053
Slopes: 25%+	42,923	34,338
Minor/Major Washes	81,753	49,052
Plant Density of < 10 per acre	1,536,762	230,514
<b>Total</b>	<b>1,745,544 (or 40.0 ac)</b>	<b>355,958 (or 8.17 ac)</b>
NAOS Reduction Type	Area (Sq.Ft.)	NAOS Reduction (Sq.Ft)
Regional Drainage Facility	49,363	49,363
Improved Open Space (1:4)	167,083	41,770
<b>Total Reduction</b>		<b>91,134</b>
<b>Total NAOS Requirement</b>		<b>264,823 (or 6.08 ac)</b>

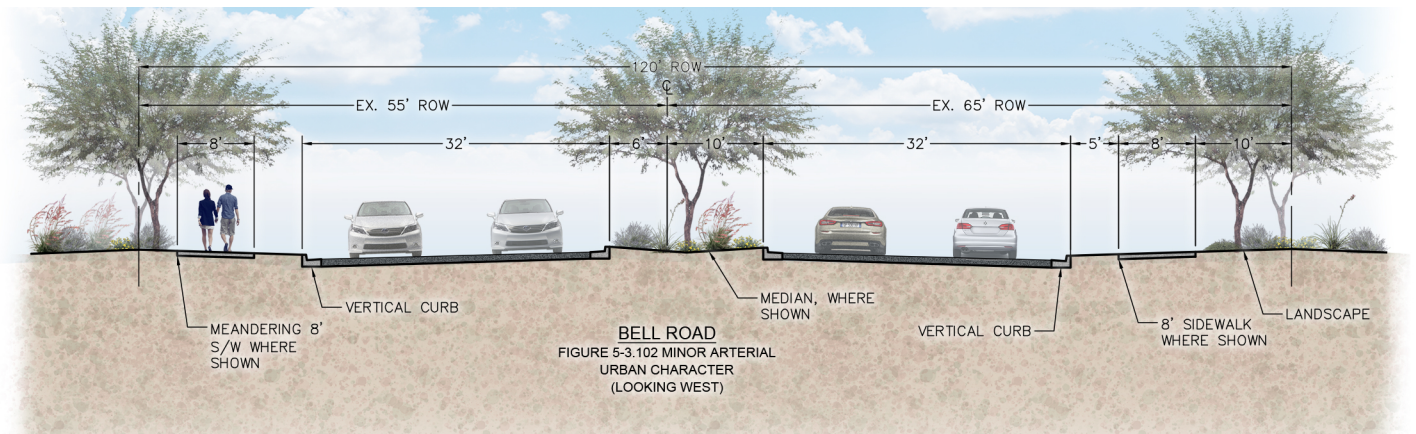
**TABLE 5: NATURAL AREA OPEN SPACE CALCULATION SUMMARY**

Gross Site Area		40.0 Ac
Net Site Area		37.16 Ac
<b>Required N.A.O.S.</b>	<b>264,823</b>	<b>6.08 Ac</b>
<i>% of Gross Site Required As N.A.O.S.</i>		15.6%
<b>Provided N.A.O.S.</b>	<b>Area - Sq.Ft.</b>	<b>Area - Acres</b>
Undisturbed	94,904	2.18 Ac
Revegetated	81,029	1.86 Ac
Scarred Area (Prior to 1991)*	47,112	1.08 Ac
Regional Drainage**	49,363	1.13 Ac
<b>Total</b>		<b>6.25 Ac</b>
<i>Undisturbed (Min. 70%)</i>		70%
<i>Revegetated (Max 30%)</i>		30%
<i>% of Gross Site Provided As N.A.O.S.</i>		15.6%
* Historically scarred areas subject to 2:1 credit		
** Regional drainage reduction 1:1		

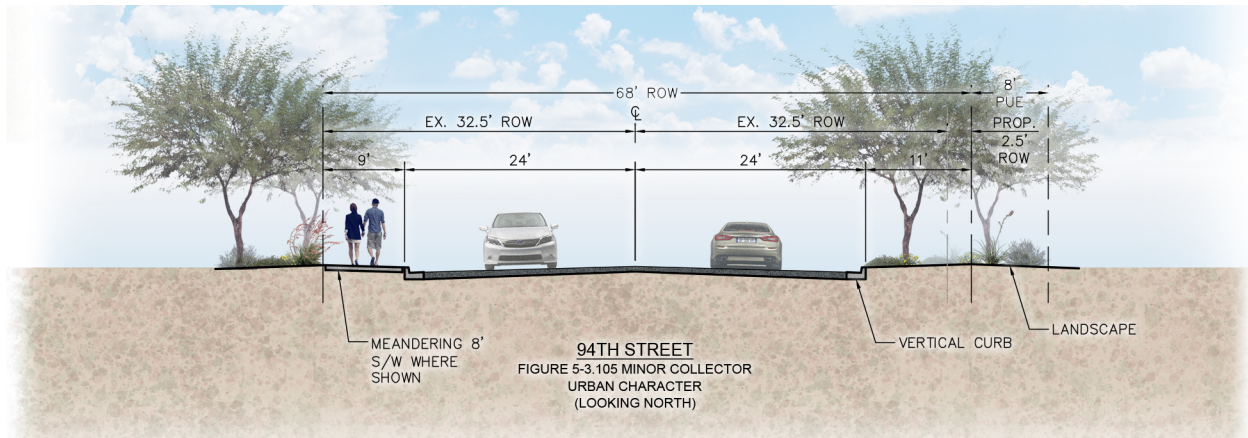
**Streets & Circulation**

The planned community is bounded by two existing roadways, Bell Road along the southern frontage and 94th Street along the site’s western frontage. Limited improvements will be made to either of these roadways as a result of this project.

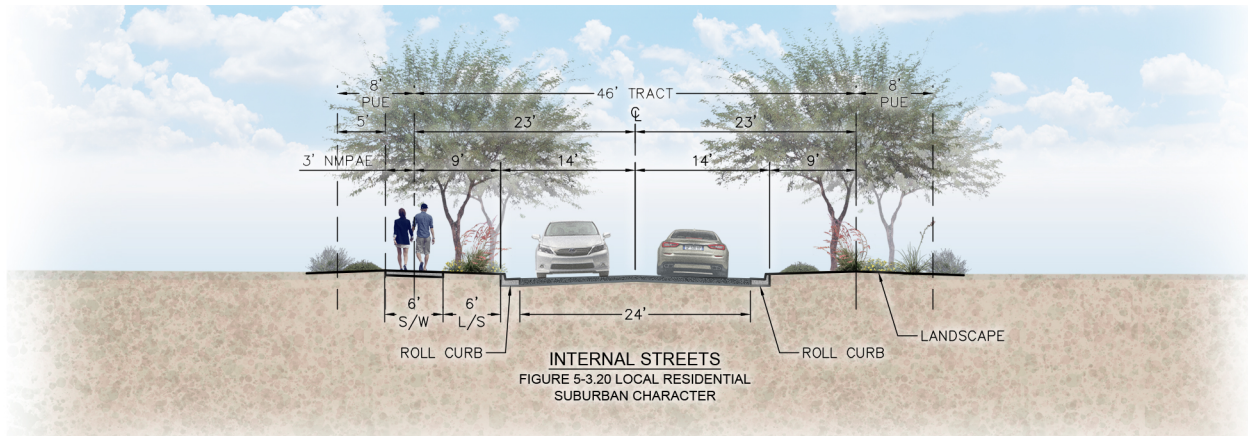
**Bell Road** is identified as an arterial roadway with four existing traffic lanes, and landscape median and bike lanes. The half street right-of-way width for Bell Road is 65 feet and exceeds the typical 55-foot r/w dedication for Minor Arterial Roadways as depicted in Figure 5-3.4 of the DS&PM. The existing 8’ sidewalk on the north half of the roadway is a combination of attached and detached. The Bell Road & 94th Street intersection is signalized and includes sidewalk ramps and crosswalks. The applicant is not proposing modify the existing built roadway condition. A minimum 50-foot Buffered Setback has been provided adjacent to Bell Road which is to remain open with no walls within the defined setback area.



**94th Street** is classified as a minor collector roadway currently built with two travel lanes, a center turn lane and bike lanes. The half street right-of-way width is currently 32.5 feet and will be widened per an additional right-of-way dedication to 35 feet to comply with typical half street width as depicted with Figure 5-3.12 of the DS&PM. The eastern edge of the existing street does not currently include a sidewalk which is consistent with the street improvements to the north of the property. The applicant is proposing the construction of a six-foot natural surface trail along this edge to provide an opportunity to someday connect with future pathway improvements that may extend along the Desert Haciendas community frontage to the north. The Community's street frontage will also include a Desert Scenic Roadway setback that averages 50 feet in depth and a minimum of 40 feet. This area shall preclude buildings, walls and fences.



**Interior Local Streets:** The planned community will be gated with a single access gate from 94th Street. All internal streets will be private but will be constructed as a modified local suburban Local Residential – Suburban Character (DS&PM Figure 5-3.20) within a 46-foot-wide tract with deviations to allow for a sidewalk (single side only) that is detached from the back of curb by 6 feet to allow enhanced landscape. The non-sidewalk side of the street shall include a landscaped shoulder, and the standard 28-foot drivable surface width (b/c to b/c) will be maintained. An alternative interior local street cross section will be utilized for the northwest and southwest cul-de-sacs. The streets in these areas will include six-foot detached sidewalks on both sides of the street, while maintaining a back of curb dimension of 28 feet and a minimum street tract width of 46 feet.



## Public Utilities

The proposed community will connect with existing City of Scottsdale water and sewer services via existing lines in 94th Street and Bell Road.

## 4. DESIGN REVIEW

### Sensitive Design Principles & Site Development Character

- 1. The design character of any area should be enhanced and strengthened by new development.**

*The proposed community demonstrates an elevated level of design character that blends the thoughtful arrangement of homesites, streets and natural open spaces with community elements that include thematic walls and other architectural embellishments. This carefully considered design approach provides for a community that compliments the regional Upper Sonoran Desert aesthetic and is compatible with the existing development pattern in the area.*

- 2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.**

*Dwelling units within the proposed community have been strategically placed to respond to the natural environmental features of the site and consider viewsheds to the nearby McDowell Mountains. The community entry has been aligned to showcase the McDowell viewshed upon arrival to the community, providing an aesthetic benefit that can be shared by all residents within the community.*

- 3. Development should be sensitive to existing topography and landscaping.**

*During the initial design of the planned community, sensitive natural elements including the watercourse that extends through the property were prioritized for preservation. These types of areas provide not only a site drainage*

*benefit but also contain the site's highest concentration of natural vegetation and animal habitat. These natural areas provide buffers between homesites and along community edges and help to break up the continuity of the development footprint with meaningful common area.*

- 4. Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.**

*The benefit of development within the ESL overlay is ability to achieve a meaningful balance between new development and protection of the site's highest value natural features. The planned community will meet its natural area open space (NAOS) requirements by placing all NAOS off-lot and within protective easements. In addition to these areas, additional open space will be provided on larger lots where homesites will be limited to development envelopes. Open space outside of development envelopes will include the establishment of new native or salvaged materials to maintain a consistent character across all open spaces within the community.*

- 5. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.**

*The design of the community includes a robust pedestrian emphasis that considers opportunities for internal community circulation, but also for connections to existing trails, pathways and sidewalks located around the perimeter of the property.*

- 6. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.**

*Shading elements will be incorporated into the architecture of each home and shade-giving trees will be strategically placed along community pathways.*

**7. The design of the built environment should respond to the desert environment.**

The planned community is subject to the ESL Ordinance and as such includes special consideration for the topography and natural features of the site. The location of streets and homesites is responsive to design principles of the ESL Ordinance by incorporating natural elements and buffers.

**8. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.**

Prior to the development of the site, an extensive salvage of existing native plant material will be conducted to ultimately be relocated into areas of the community that will provide aesthetic and habitat value.

**9. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.**

Drought tolerant, native plant species will be preserved and incorporated into the community to efficiently utilize water resources. All materials will be irrigated with efficient drip-irrigation and turf areas in community open spaces shall be restricted.

**10. The extent and quality of lighting should be integrally designed as part of the built environment.**

The proposed community will adhere to the ESL principles of limiting excess site lighting in conformance with dark skies compliant development.

**Environmentally Sensitive Lands (ESL) Sensitive Design Guidelines**

**A. Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.**

The proposed development plan mitigates impacts to and from the primary watercourse

that bisects the property by placing the wash in a protective tract and leaving the corridors in its existing condition

**B. Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.**

The single wash corridor that bisects the property from north to south and the associated vegetation and wildlife are the natural resources of the subject site. Efforts have been made to preserve and enhance these features by dedicating undisturbed N.A.O.S. in protective tracts, committing to replant salvageable plants which are disturbed by development, and by limiting disturbance to the wash corridor.

**C. Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.**

A native plant inventory has been completed on the site to identify salvageable plants. These plants will be placed in a nursery until completion of the development, at which time the material will be replanted in areas that will enhance to natural value and overall community aesthetic of the community.

**D. Minimize the costs of providing public services and facilities in ESL District areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.**

Due to the proximity of existing development around the perimeter of the property, the site benefits from proximity to existing utility infrastructure and connection opportunities.

**E. Conserve the character of the natural desert. Guide the location and distribution of meaningful on-lot and common tract open**

**space and protect sensitive environmental features to sustain the unique desert character found in ESL District areas.**

*The proposed development plan allows for a large proportion of the community's meaningful open space to be placed in tracts, therefore providing the highest level of long-term protection. These open space areas are consistent with the site's highest value natural features, and the community has been designed to thoughtfully maximize their impact to community residents and from the public realm.*

## Landscape Character

The open spaces on the site will be complimentary to natural desert vegetation of the Upper Sonoran Desert. All plant species to be utilized with the project will adhere to the City of Scottsdale ESL Plant List that is generally representative of native materials and other desert adapted materials. Turf will be utilized in limited instances where appropriate for community common recreation use has been identified.

Overall, the landscape character for the community has been segmented into three complementary landscape character zones and a palette of wall and fence types that establish a "desert modern" theme that will ultimately permeate into community architecture and other design elements.

**Modern Massings** – Reserved for areas that warrant elevated aesthetic impact and interface with community residents. Plant species may include select non-natives that are still desert adapted and identified for enclosed areas. Modern Massings type would not be appropriate for areas designated as NAOS. Maintenance of these areas will be regular and intentional to promulgate aspects of the community's more rigid design aesthetic.

**Natural Desert Transitions** – Native vegetation types common to the Upper Sonoran Desert and consistent with the ESL Approved Plant List. These areas will be generally consistent with Undisturbed and Revegetated NAOS area and are intended to be indicative of the native desert floor in both species diversity and density. In some areas, the pre-development vegetation condition will remain intact particularly in areas adjacent to the wash corridor and perimeter buffers.

**Modified Natural Desert** – Include areas that are not NAOS but achieve a visual conformance that is similar to the species and distribution of materials in natural areas. This landscape character type is commonly established in the open spaces between outside of development envelopes and will allow for routine maintenance as needed.

## Wall & Fence Design Character

The proposed community envisions the use of several wall and fence types including view fencing, view wall and solid screen theme wall types. All walls will conform to the City of Scottsdale's height regulations for allowed height. The applicant has defined the location of Perimeter and On-Site wall types to distinguish between walls that may be required to meet minimum open view requirements where adjacent to NAOS. Walls and fences located along the 94th Street and Bell Road frontages shall be defined as perimeter walls and are not subject to Section 2-2.B.2 that require 50% of the wall surface to be a view fence. Alternatively, walls and fences located interior to the community and those that face the northern and eastern perimeter of the property shall be defined as On-Site Walls and shall be required to meet the 50% view fence requirement. A depiction of the location of these wall types has been included with the Preliminary Walls Plan. Materials for these elements vary by wall/fence type and are identified by finish and color as depicted below.

## Lighting Character

The character of the site lighting associated with the community is intended to highlight key community areas such as the entry and arrival sequence into the community from 94th Street, key landscape features, and to supplement the potential community amenity area in the southwest portion of the site. Lighting is also provided to enhance neighborhood safety and wayfinding internal to the community. There will be lighting also associated with the Recreational Amenity Clubhouse Building, pickleball courts and parking area. This location is at the extreme Southwest corner of the community and directly adjacent to the busy 94th and Bell intersection where other lighting is nearby. The programming and selection of lighting locations and elements is intended to minimize the use of unnecessary lighting to promote the Dark Sky policies promoted within the ESL Ordinance. Selection of lighting

elements and fixtures were intentionally selected to compliment the character and architectural themes found elsewhere within the community. Home mounted floodlights will be prohibited, and NAOS areas shall not be lit.

Lighting objectives include:

- Landscape and thematic lighting that is directed and shielded to avoid light spillage beyond the intended area;
- The use of concealed light sources to minimize the visual presence of fixtures;
- The use of low voltage LED landscape lighting;

## 5. CONCLUSION

This request for Preliminary Plat approval is consistent with the existing zoning and City of Scottsdale regulations & standards that promotes a balanced community design that achieves a harmonious relationship between the proposed development, desert preservation, and elevated lifestyle options within the context of the Upper Sonoran Desert. The proposed 52-lot single family residential community will positively contribute to the area and provide new residents with high quality housing options. Additional benefits include the protection of high-value open space and additional pedestrian and non-vehicular connectivity options. The proposed development plan conforms to the General Plan Land Use Designation of Suburban Neighborhoods and promotes the Design Guidelines and Goals and Policies associated with the North Scottsdale area.

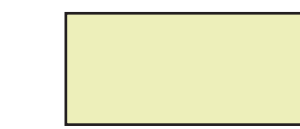


## LEGEND



### VILLA HOMESITES:

LOCATED ALONG THE WESTERN AND SOUTHER PERIMETER OF THE COMMUNITY, COMPRISING 20 HOMESITES WITH LOT AREAS OF NOT LESS THAN 11,400 SQUARE FEET.



### ESTATE HOMESITES:

**ESTATE INTERIOR HOMESITES:**  
LOCATED WITHIN THE INTERIOR OF THE COMMUNITY COMPRISING 19 HOMESITES WITH LOT AREAS OF NOT LESS THAN 19,900 SQUARE FEET.

**ESTATE PERIMETER HOMESITES:**  
LOCATED ALONG THE COMMUNITY'S NORTH AND EAST PERIMETER, COMPRISING APPROX. 13 HOMESITES WITH LOT AREAS RANGING FROM 19,000 TO 27,000 SQUARE FEET.

## SITE DATA

GROSS SITE AREA:	40.0 ACRES +/-
NET SITE AREA:	37.2 ACRES +/-
EXISTING ZONING:	R1-7 PCD (HD)
NUMBER OF LOTS:	52
MAX. ALLOWED DENSITY:	4.0 DU/AC PER 11-Z-86 1.4
PROPOSED DENSITY:	DU/AC
REQUIRED N.A.O.S.:	6.12 AC (15.3% OF SITE)
PROVIDED N.A.O.S.:	6.17 AC (15.4% OF SITE)

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Aerial photography circa April 2023



4800 N Scottsdale Rd Ste 1200  
Scottsdale, Arizona 85251  
Tel: 480.994.0994  
www.rviplanning.com

## 94TH STREET AND BELL ROAD • PRELIMINARY SITE PLAN

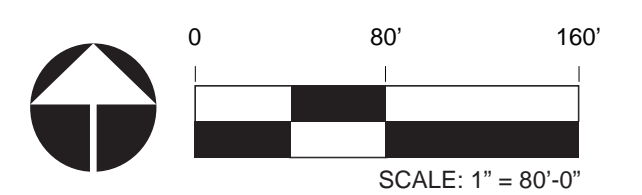
- 📍 Scottsdale, Arizona
- 📅 August 18, 2023
- # 22002497
- 🏢 American First Builders, LLC



DALE GARDON DESIGN  
Architecture · Planning · Placemaking

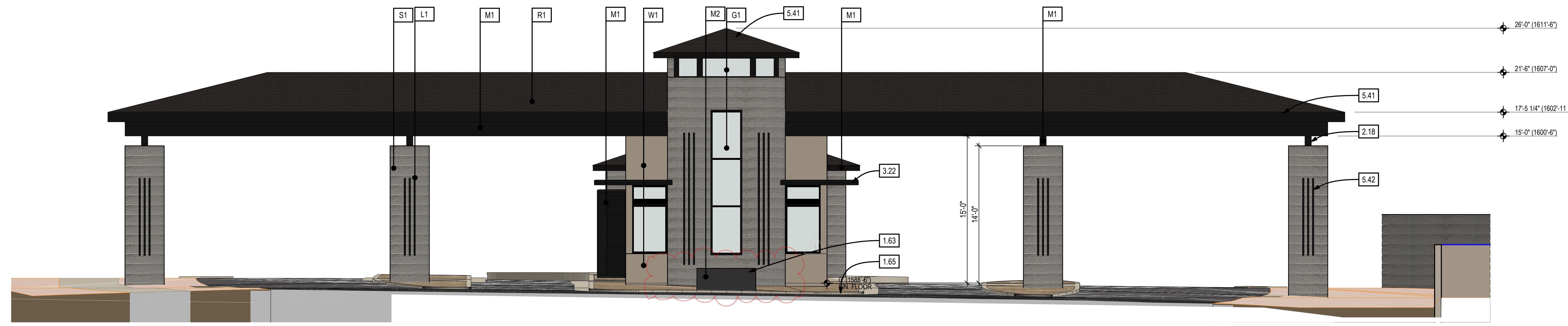


Kimley Horn

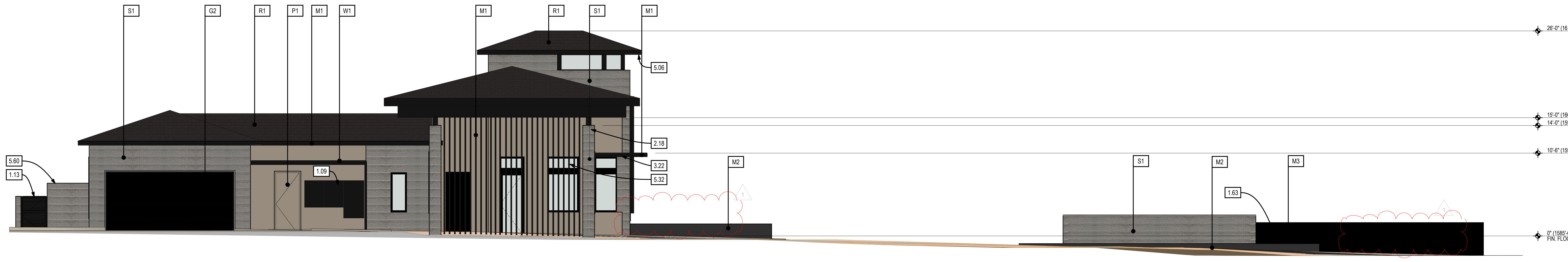


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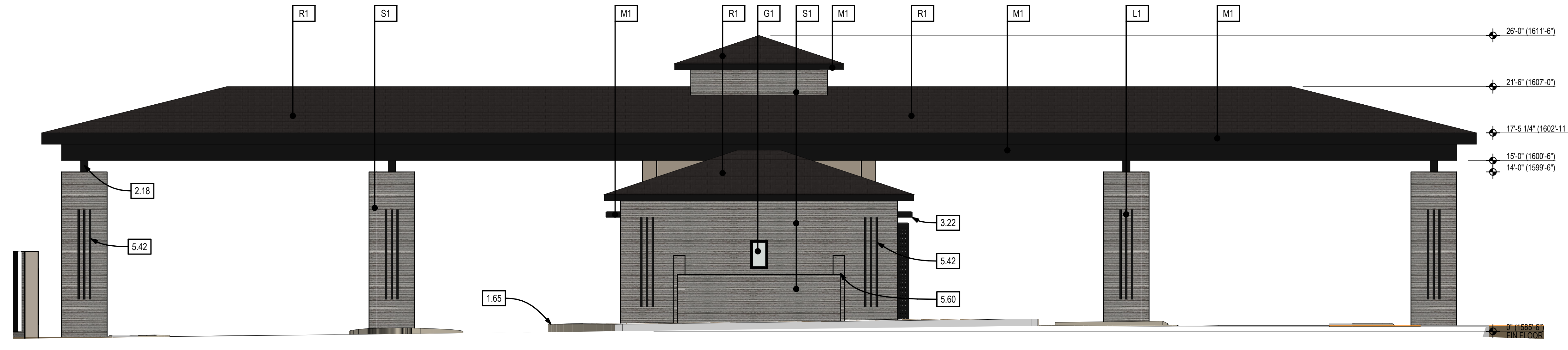




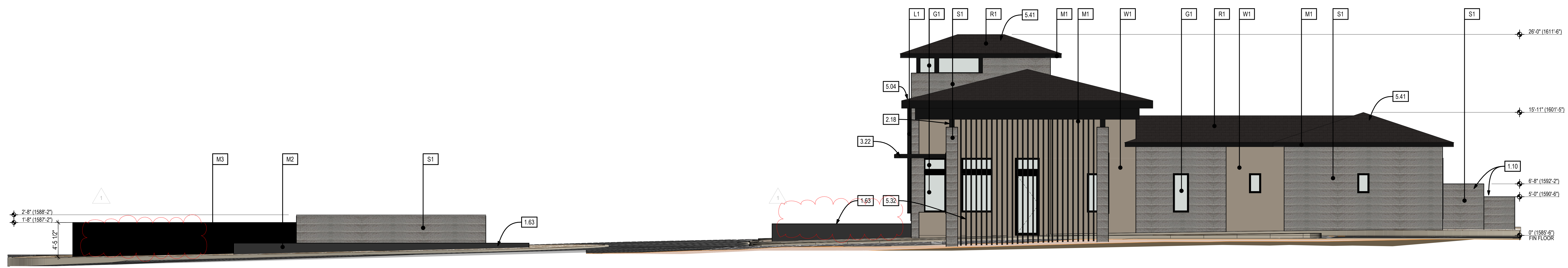
1C WEST ELEVATION



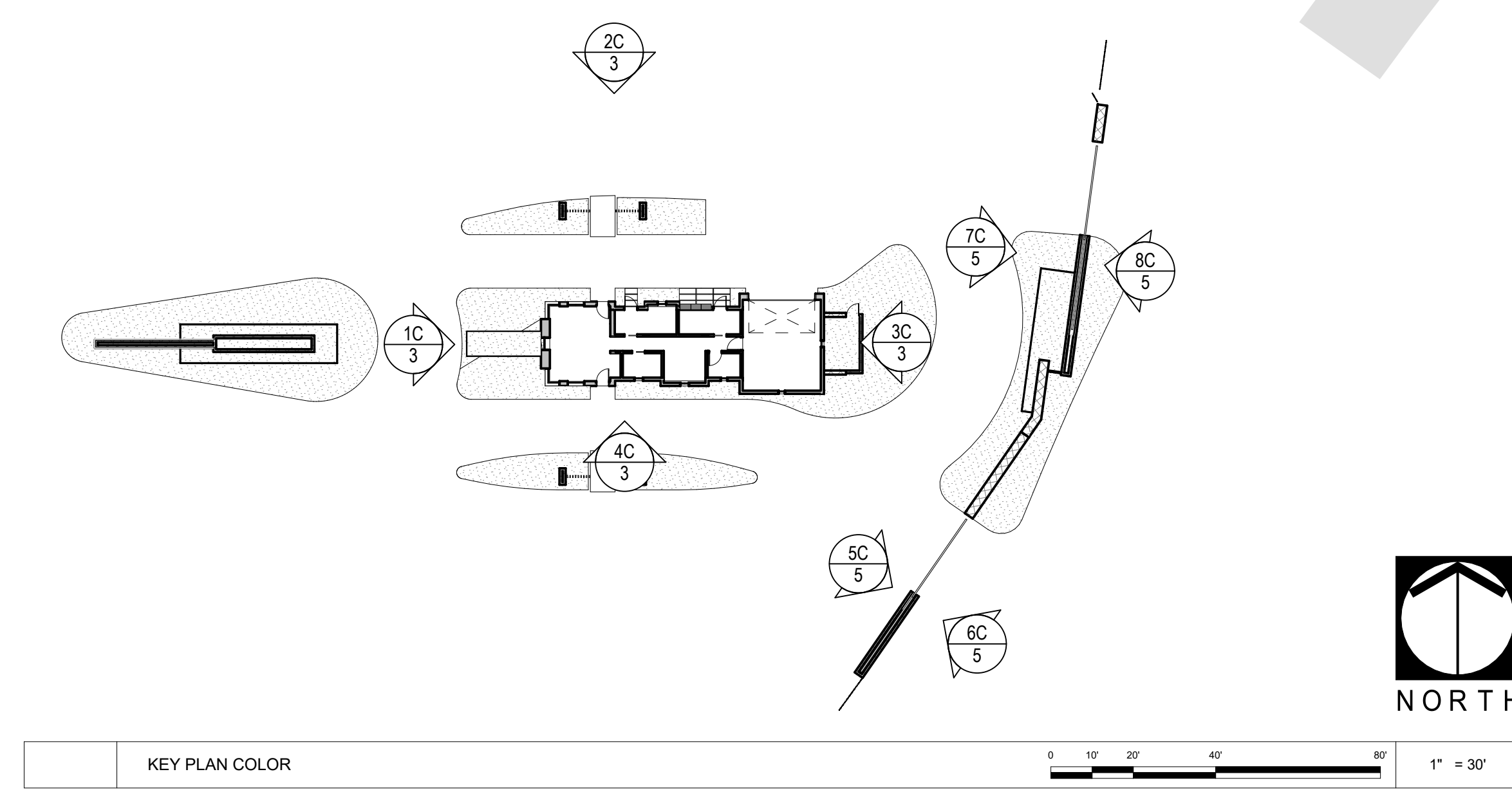
2C NORTH ELEVATION



3C EAST ELEVATION



4C SOUTH ELEVATION



- KEY NOTES, COLORS & MATERIALS**
- SITE
  - MAILBOX LOCATION
  - SITE WALL
  - PEDESTRIAN GATE - METAL
  - STEEL SITE WALL
  - 6" CONCRETE CURB PER CIVIL
- 2 FLOOR PLAN**
- STEEL POST - SEE STRUCTURAL
- 3 RCP**
- STEEL EYEBROW SHADE ROOF - SEE DETAIL AS INDICATED ON PLAN
- 5 ELEVATIONS & SECTIONS**
- DECORATIVE TRIM / SURROUND
  - FASCIA - SEE COLOR & MATERIALS BOARD
  - STATIONARY METAL LOUVERS
  - ROOF TILE - EAGLE ROOFING CONCRETE ROOF TILE OR EQUAL, ICDF ESR 1647. SEE BUILDING ASSEMBLY NOTES FOR INSTALLATION
  - LIGHT FIXTURE - PER ARCHITECTURAL LIGHTING SPECIFICATIONS. SEE PAGE 7
  - MECHANICAL SCREEN WALL
- COLORS & MATERIALS (SEE PAGE 7)**
- G1 WINDOWS & DOORS**
- Type/Style: ALUMINUM  
 Mfr/Supplier: WESTERN OR ARCADIA  
 Exterior Finish: DARK BRONZE OR BLACK  
 Glass: SOLARGRAY 60
- G2 GARAGE DOORS**
- Type/Style: ALUMINUM FRAME WITH GLASS  
 Mfr/Supplier: HAAS OR EQUAL  
 Exterior Finish: BLACK FRAME  
 Glass: TINTED EXTERIOR GLASS/ OPAQUE ETCHED INSIDE FOR NO VISIBILITY
- L1 LIGHT FIXTURE**
- Type/Style: ARMOR WALL SCENCE  
 Mfr/Supplier: NOVUS  
 Model/Info: AR2000 / 2700K DIMMABLE  
 Color: MATTE BLACK
- M1 METAL**
- Type/Style: BREAK METAL  
 Mfr/Supplier: TBD  
 Exterior Finish: DARK BRONZE OR BLACK  
 Gauge: 22
- M2 BLACK STEEL**
- Type/Style: BLACK STEEL  
 Mfr/Supplier: TBD  
 Exterior Finish: DARK BRONZE OR BLACK  
 Gauge: 1/4" - THICK
- M3 BLUE METAL PANEL**
- Type/Style: METAL  
 Mfr/Supplier: TBD  
 Model/Info: TBD  
 Color: PANTONE NAVY S33C
- P1 PAINT TO MATCH ADJACENT SURFACE**
- Type/Style: PAINT  
 Mfr/Supplier: SHERWIN WILLIAMS  
 Color: SW 7633 - TAUPE TONE  
 LRV: 36
- R1 CONC ROOFING TILE**
- Type/Style: FLAT CONC. ROOF TILES  
 Mfr/Supplier: TBD  
 Color: BLACK
- S1 STONE**
- Type/Style: 3/8" COMBED  
 Mfr/Supplier: CASA DE CANTERA OR EQUAL  
 Color: BIANCA  
 Size: 16X24
- W1 STUCCO**
- Type/Style: INTEGRAL COLOR /SMOOTH FINISH  
 Mfr/Supplier: TBD  
 Color: SW 7633 - TAUPE TONE  
 LRV: 36



**PRELIMINARY PLANS**

**NOT FOR CONSTRUCTION**

**94TH AND BELL - GATE HOUSE**  
 NE CORNER of 94th STREET & BELL ROAD SCOTTSDALE AZ 85255  
 APN: 215-07-023E

**ELEVATIONS COLOR**

DRB SUBMITTAL

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CHECKED	Checked By
DATE	8/22/2023
JOB NO.	2022-08C

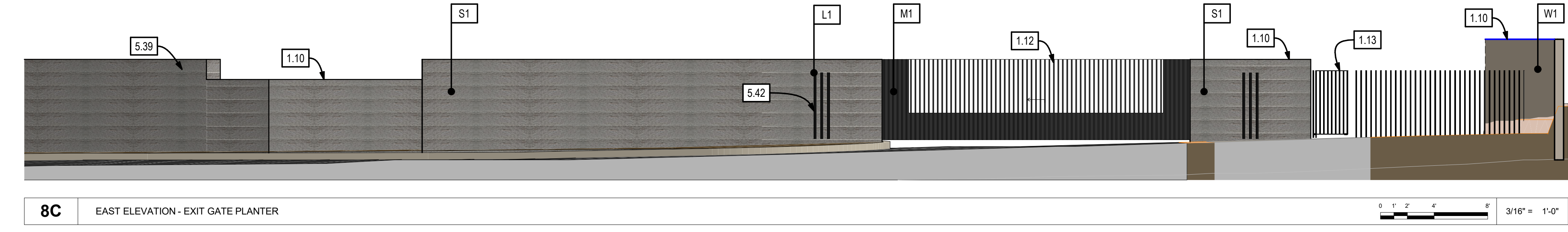
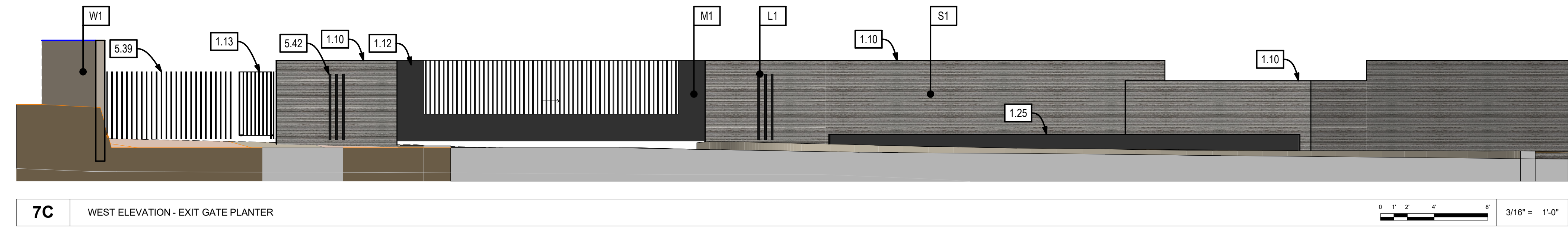
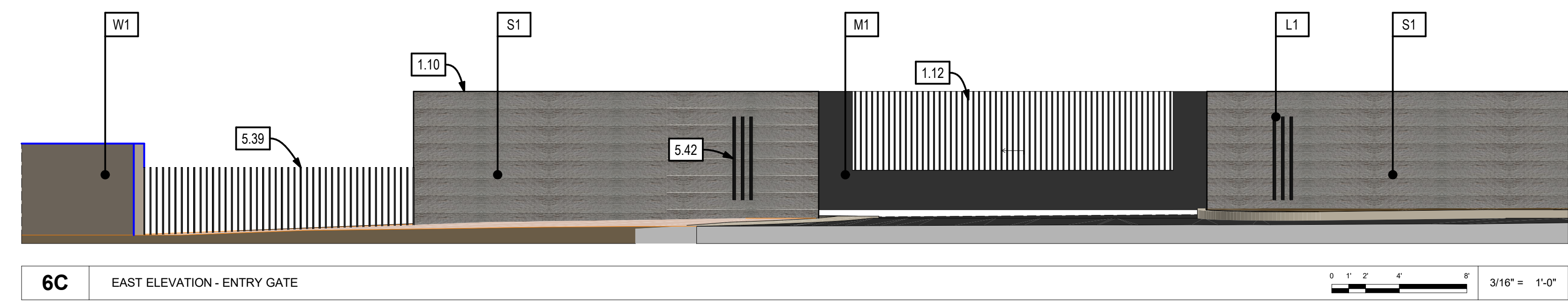
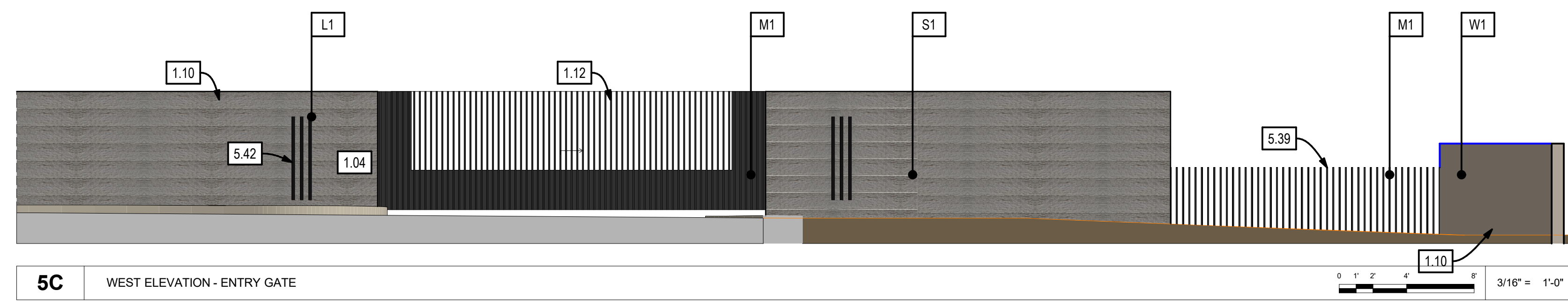
REVISIONS

1	CITY COMMENTS 06/22/23
2	
3	

PRINT DATE: 8/22/2023

SHEET

**3**



- SITE PLAN KEY NOTES**
- 1 SITE
  - 1.04 KNOX BOX FOR EMERGENCY VEHICLE ACCESS (CONTRACTOR TO VERIFY IF REQUIRED)
  - 1.10 SITE WALL
  - 1.12 AUTO GATE. SEE GATE SCHEDULE & DETAILS
  - 1.13 PEDESTRIAN GATE, METAL
  - 1.25 RAISED PLANTER, FINISHES PER LANDSCAPE PLAN. PROVIDE WATERPROOFING AT BUILDING (WHERE APPLIES). PROVIDE IRRIGATION AND DRAINAGE. SEE CIVIL AND LANDSCAPE DRAWINGS
- 5 ELEVATIONS & SECTIONS**
- 5.39 ORNAMENTAL METAL FENCE
  - 5.42 LIGHT FIXTURE. PER ARCHITECTURAL LIGHTING SPECIFICATIONS. SEE PAGE 7
- COLORS & MATERIALS (SEE PAGE 7)**
- L1 LIGHT FIXTURE
    - Type/Style: ARMOR WALL SCONCE
    - Mfr/Supplier: NOVUS
    - Model/Info: AR2000 / 2700K DIMMABLE
    - Color: MATTE BLACK
  - M1 METAL
    - Type/Style: BREAK METAL
    - Mfr/Supplier: TBD
    - Exterior Finish: DARK BRONZE OR BLACK
    - Gage: 22
  - S1 STONE
    - Type/Style: 3\"/>
  - W1 STUCCO
    - Type/Style: INTEGRAL COLOR /SMOOTH FINISH
    - Mfr/Supplier: TBD
    - Color: SW 7633 - TAUPE TONE
    - LRV: 36



**PRELIMINARY PLANS**

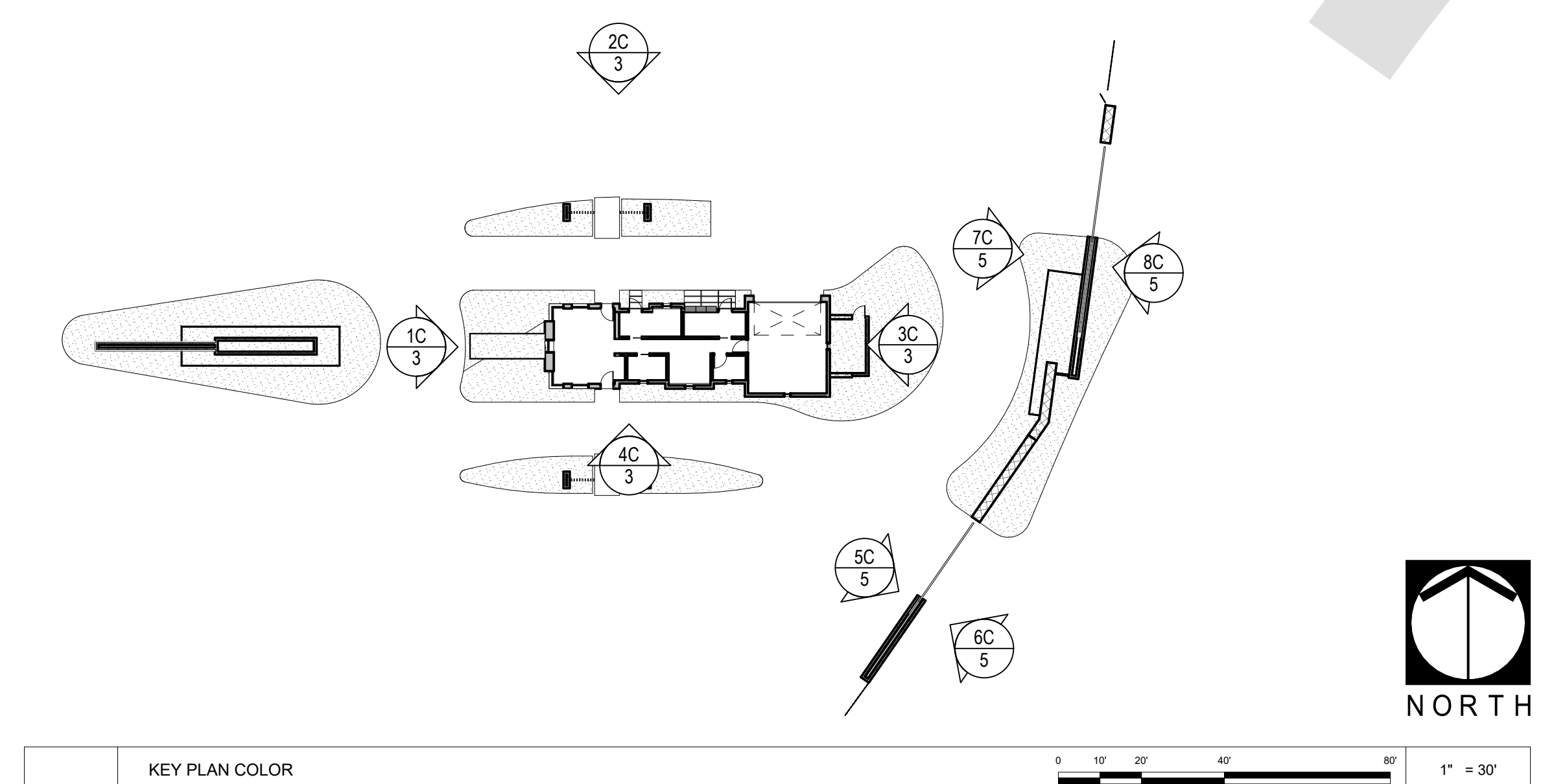
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2 EXIT GATE BIRDSYE LOOKING NW NOT TO SCALE

1 ENTRY GATE BIRDS EYE VIEW NOT TO SCALE

NOTE: LANDSCAPE AREAS ARE NOT FULLY DEPICTED IN THESE VIEWS. PLEASE REFER TO LANDSCAPE PLANS



**94TH AND BELL - GATE HOUSE**  
NE CORNER of 94th STREET & BELL ROAD SCOTTSDALE AZ 85255  
APN: 215-07-023E

**ENTRY GATE ELEVATIONS COLOR**

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**5**